SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1321083 DEEDWARRSP
09/11/2025 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $7,955.00
20250911-0072763

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,150,000.00.

LUCILE HOUSEWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 7/6/2026

Subscribed and sworn to before me, this the 11th day of September, 2025.

Lucile Houseworth
Notary Public

My Commission Expires: 07/06/2026

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Habitat for Humanity of Greater Nashville 414 Harding Place, Suite 100 Nashville, TN 37211	043-14-0-051.00 043-14-097.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, URBAN HOUSING SOLUTIONS, INC., a Tennessee nonprofit corporation (herein referred to as "Grantor"), has this day bargained and sold and, by these presents, does hereby transfer and convey unto HABITAT FOR HUMANITY OF GREATER NASHVILLE, a Tennessee nonprofit corporation (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

All that tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin, being on the southerly right-of-way of Old Hickory Boulevard, also being the northwestern corner of Lot 46 Lanier Park Phase One, found of record in Instrument No. 20021022-0129511, in the Register's Office for Davidson County, Tennessee.

Thence, South 16° 12' 12" East, a distance of 1485.42 feet to an iron pin; thence, South 52° 01' 37" West, a distance of 115.81 feet to an iron pin; thence, South 36° 58' 44" East, a distance of 201.08 feet to an iron pin in the northwesterly right-of-way of Lanier Drive; thence, South 52° 04' 48" West, along said Lanier Drive, a distance of 50.00 feet to an iron pin; thence, North 36° 58' 48" West, a distance of 201.04 feet to an iron pin; thence, South 52° 01' 37" West, a distance of 97.52 feet to an iron pin; thence, North 38° 03' 42" West, a distance of 219.97 feet to an iron pin; thence North 38° 05' 27" West, a distance of 815.64 feet to an iron pin; thence, North 54° 29' 36" East, a distance of 153.53 feet to an iron pin; thence, North 37° 06' 48" West, a distance of 73.33 feet to an iron pin; thence, North 55° 24' 18" East, a distance of 356.28 feet to an iron pin; thence, North 38° 41' 56" West, a distance of 301.94 feet to an iron pin; thence, North 38° 24' 51" West a distance of 173.88 feet to an iron pin, being the southerly right-of-way of said Old Hickory Boulevard; thence, North 81° 44' 26" East, a distance of 358.38 feet to the point of BEGINNING, containing 14.40 acres or 627,156.12 square feet.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD in Instrument No. 20210527-0071963, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being property conveyed to URBAN HOUSING SOLUTIONS, INC., A TENNESSEE CORPORATION, by deed from SHANNON LEIGH HARRISON FALEY, JACLYN MARIE HARRISON PATTERSON, DAVID KEITH HARRISON, ROBERT GREGORY HARRISON, JOY MARIE HARRISON CREIGHTON, MICHAEL ERIC HARRISON AND SHIRLEY ANN MCCRARY HARRISON, AND DELACEY MICHELLE CLYMER A/K/A DELACEY MICHELE CLYMER, of record in Instrument No. 20160907-0094164 and Instrument No. 20160907-0094166, dated September 6, 2016, said Register's Office.

This is improved property, known as 610 East Old Hickory Boulevard, Madison, Tennessee 37115 and 0 Lanier Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2025 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Dated and effective September 11, 2025.

GRANTOR:

URBAN HOUSING SOLUTIONS, INC.,
a Tennessee nonprofit corporation

By: _____
Brent Elrod, Managing Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brent Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Managing Director of Urban Housing Solutions, Inc., a Tennessee nonprofit corporation, the within-named grantor, and that he as such Managing Director, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brent Elrod as such Managing Director.

Witness my hand and official seal at Nashville, TN this 11 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3262109.1

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllister III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/11/2025 (date of document).

Affiant Signature

9/11/2025
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 11th day of September, 2025.

Notary's Signature

My Commission Expires: 9-8-29.

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY