THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm, PLLC (JWL)
330 Commerce Street, Ste. 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1322979 DEEDWARRSP
09/16/2025 03:50:30 PM 7 pgs
Fees: $38.00 Taxes: $370.00
20250916-0074024

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
JR Construction Tennessee, Inc. 4951 Drakes Branch Road Nashville, TN 37218	Same as New Owner	048-00-0-138.00 048-00-0-169.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BUFORD HOLLIS**, hereinafter called "Grantor", has bargained and sold, and by his presents does transfer and convey unto **JR CONSTRUCTION TENNESSEE, INC.,** hereinafter called "Grantee", its successors and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 5003 and 5005 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B. Notwithstanding the foregoing, Grantor makes no warranties or representations whatsoever with regards to any oil, gas or other mineral rights associated with the Property. To the extent Grantor owns any oil gas or other mineral rights associated with the Property, the same are conveyed to Grantee by quitclaim and without any warranty of title.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of September, 2025.

Buford Hollis by Carrie Mize Attorney in fact

BUFORD HOLLIS, by CARRIE MIZE, his attorney-in-fact
(Pursuant to Power of Attorney of record in Instrument No. 20250702-0052448, in the Register's Office for Davidson County, Tennessee)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carrie Mize, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Buford Hollis, as his Attorney in Fact, as the free act and deed of the within named Buford Hollis.

Witness my hand, at office, this 12th day of September, 2025.

NOTARY PUBLIC

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this
15th day of September, 2025.

Notary Public

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Exhibit A

Legal Description

The land referred to in this Commitment is described as follows:

Tract 1:
Land in the 13th Civil District of said Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, August 8, 1968, as follows:

Beginning at an iron pin, being south 62 degrees 45 minutes east 200 feet from the N. E. Swafford property; thence with a fence line south 62 degrees 45 minutes east 335 feet; thence south 5 degrees west 368 feet to the center of a farm road; thence with the center of same, south 74 degrees west 240 feet; thence north 3 degrees 15 minutes west 605 feet to the beginning, containing 3 acres, more or less.

Also conveyed herewith is all of my interest to a right-of-way extending from the above described property to the westerly margin of Drakes Branch Road.

Being the same property conveyed to Virginia McMahon Cantrell by deed from Carolyn Lee Binkley of record in Book 4683, page 272, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carlos Earl Scoggins by Quitclaim Deed from Virginia McMahon Cantrell of record in Book 5988, page 471, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bonnie Smith by Quitclaim Deed from Carlos Earl Scoggins of record in Book 9729, page 987, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Buford Hollis by Quitclaim Deed from Bonnie Hollis, known also as Bonnie Smith, dated July 13, 2006 and recorded on October 27, 2006, of record as Instrument No. 20061027-0133794, Register's Office for Davidson County, Tennessee (Tract 1).

Tract 2:
A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee described as follows:

Beginning at an existing iron pin in the William Swafford, Sr. property located on the westerly side of Drake's Branch Road: Thence north 66 degrees 21 minutes west 228.37 feet to a fence post; thence with existing fence north 9 degrees 54 minutes west 605.77 feet to fence post; thence south 75 degrees 14 minutes east 197.41 feet to an existing iron pin; thence south 23 degrees 33 minutes east 405.9 feet to an electric pole; thence south 8 degrees 50 minutes east 335.23 feet to an existing iron pin; north 88 degrees 07 minutes west 72.0 feet to a point; thence north 17 degrees 00 minutes west 65.0 feet to the point of beginning, said tract containing 3.63 acres, more or less.

Being the same property conveyed to Bonnie Smith by Deed from Kenneth Morris of record as Instrument No. 20010213-0013916, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Buford Hollis by Quitclaim Deed from Bonnie Hollis, known also as Bonnie Smith, dated July 13, 2006 and recorded on October 27, 2006, of record as Instrument No. 20061027-0133795 (Tract 2).

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years.

2. Right of Way Easement providing access to the subject property established in Book 530, page 630, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 September 16, 2025 (date of document).

Affiant Signature

September 16, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

