SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1324142 DEEDWARRSP
09/18/2025 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,593.41
20250918-0074798

File No. DH-25-10750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,922.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-

Return To and **THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Twenty, LLC	Same as New Owner	
(NAME)	(NAME)	071-16-0-275.02
124 S 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 372076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Urban Housing Solutions, Inc, a Tennessee Non-Profit Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Twenty, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 48.0 feet on the Southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.98 feet on the Easterly line and 115.72 feet on the Westerly line to a dead line in the rear measuring 45.4 feet thereon.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the Southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the Easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the Easterly line and 52.6 feet on the Southerly line to a point of intersection.

Included in the above legal description, but expressly excluded from this sale is a right of way easement acquired by The Metropolitan Government of Nashville and Davidson County as follows:

Beginning at a point on the North boundary of Parcel 275.02 of map 71-16, said point being the Northeast corner; thence with the East boundary line South 8

degrees 19 minutes 14 seconds West, 4.13 feet to a point; thence North 83 degrees 36 minutes 32 seconds West, 69.80 feet to a point; thence with a curve to the left having a central angle of 88 degrees 36 minutes 45 seconds and a radius of 30.00 feet, 46.40 feet along the curve to a point on the right-of-way of North Eighth Street; thence with the right-of-way North 7 degrees 46 minutes 42 seconds East, 9.21 feet to a point; thence with a curve to the right having a central angle of 88 degrees 46 minutes 08 seconds and a radius of 25.00 feet, 38.73 feet along the curve to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 83 degrees 27 minutes 10 seconds East, 74.65 feet to the point of beginning. Containing 477.28 square feet. Being a tract of land conveyed to The Metropolitan Government of Nashville and Davidson County and shown as Parcel 275.02 on Map 71-16 of the Metropolitan Nashville and Davidson County Property Maps.

Being the same property conveyed to Urban Housing Solutions, Inc by Special Warranty Deed from First Citizens National Bank of record in Instrument No. 20101013-0081935 Register's Office for Davidson County, Tennessee, dated October 05, 2010 and recorded on October 13, 2010.

This is property more commonly known as 710 Douglas Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons, by through, or under Grantors, but against none other. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 15th day of September, 2025.

Urban Housing Solutions, Inc, a Tennessee Non-Profit Corporation

By:_____
Brent Elrod, Managing Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Brent Elrod, Managing Director of Urban Housing Solutions, Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Director of Urban Housing Solutions, Inc, the within named bargainor, a Tennessee Non-Profit Corporation, and that such Brent Elrod, as such Managing Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Managing Director.

Witness my hand and seal, at office in Nashville TN, this 15th day of September, 2025.

_____
Notary Signature
My commission expires: May 8, 2026

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, D Hardwick, 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 15, 2025**.

Date

D Hardwick

Affiant Signature

September 18, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

