Karen Johnson Davidson County
Batch# 1360235 DEEDWARRSP
12/19/2025 01:15:30 PM 7 pgs
Fees: $38.00 Taxes: $4,625.00
20251219-0101036

SPECIAL WARRANTY DEED

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00

Yvonne Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Development, LLC	**Same as New Owner**	11504004600
3844 S. Mt. Juliet Rd.	3844 S. Mt. Juliet Rd.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRUSTEES OF THE HILLWOOD PRESBYTERIAN CHURCH

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELLIOTT DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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.

(Signature Pages to Follow)

Witness my hand this 11 day of December, 2025.

SELLER:

TRUSTEES of the
HILLWOOD PRESBYTERIAN CHURCH

Robert L. Cooper

Name: Robert L. Cooper
Title: Trustee

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 bargainor, Robert L. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee and Officer of Hillwood Presbyterian Church and that he as such Trustee and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 11th day of December, 2025.

Kristi Tinin-Hodge

NOTARY PUBLIC

KRISTI TININ-HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/03/27

Name: Nicholas S. Palmer
Title: Trustee

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 bargainor, Nicholas S. Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Trustee and Officer of Hillwood Presbyterian Church and that he as such Trustee and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 4th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 05/03/2027

KRISTI TININ-HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 260, as shown on the Plan of Hillwood Estates, Section 10, of record in Plat Book 2331, page 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to H. G. HILL, JR., J. H. TALBOT, JR., AND JAMES I. VANCE BERRY, TRUSTEES OF THE HILLWOOD PRESBYTERIAN CHURCH, PRESBYTERIAN CHURCH IN THE UNITED STATES, by deed from H. G. HILL REALTY COMPANY, A CORPORATION, of record in Book 3672, page 534, dated December 27, 1963, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. Matters shown on the Plan of record in Plat Book 2331, page 95 and 96, said Register's Office.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5271, page 401, said Register's Office.
3. Following purchase, Buyer assumes and will pay for all property taxes.

Certificate of Authenticity

I, Melissa Goelz, 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 December 11, 2025.

Date

Affiant Signature

December 17, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of December, 2025.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON