Karen Johnson Davidson County
Batch# 1423454 DEEDWARRSP
05/21/2026 09:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260521-0046134

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00 (Governmental Agency Tax Exempt Transaction).

Affiant

Subscribed and sworn to me on May 20th, 2026.

NOTARY PUBLIC

My Commission expires: 07/06/2026

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

THIS INSTRUMENT WAS PREPARED BY:
William H. Ball, Esq.
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Metropolitan Government of Nashville & Davidson County Attn: Public Property PO Box 196300 Nashville, TN 37219	SAME ADDRESS AS NEW OWNER	060-155

FOR AND IN CONSIDERATION of Ten ($10.00) 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, Habitat for Humanity of Greater Nashville, Inc., a Tennessee nonprofit corporation **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville & Davidson County, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following:

1. 2026 Davidson County Taxes not yet due and payable are to be paid by the Grantor.
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to any and all limitations, restrictions, and encumbrances as may affect the property.

This property is also known as unimproved property located at 3001 Aldrich Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 20th day of May, 2026.

HABITAT FOR HUMANITY OF GREATER NASHVILLE, INC.,
a Tennessee nonprofit corporation

By: _____

Name: Danny J. Herron

Its: President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Danny J. Herron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the President of Habitat for Humanity of Greater Nashville, Inc., a Tennessee nonprofit corporation, the within named bargainor, and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal this the 20th day of May, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 07/06/2026

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

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT SHERWOOD HOMES AT PARK PRESERVE SUBDIVISION, OF RECORD IN PLAT OF RECORD IN INSTRUMENT NO. 20230620-0046749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HABITAT FOR HUMANITY OF GREATER NASHVILLE, A TENNESSEE NONPROFIT CORPORATION BY DEED FROM THE PARKWOOD COMMUNITY CLUB, INC., A TENNESSEE NONPROFIT CORPORATION (FORMERLY KNOWN AS PARKWOOD COMMUNITY CLUB, INC.), OF RECORD IN INSTRUMENT NO. 20220413-0043156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HABITAT FOR HUMANITY OF GREATER NASHVILLE, A TENNESSEE NONPROFIT CORPORATION BY DEED FROM WILLIAM H. HAWKINS, TRUSTEE WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARLY AND BRICK CHURCH BUSINESS PARK, A TENNESSEE JOINT VENTURE, OF RECORD IN INSTRUMENT NO. 20211201-0158702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HABITAT FOR HUMANITY OF GREATER NASHVILLE, A TENNESSEE NOT-FOR-PROFIT CORPORATION BY DEED FROM CSK CORPORATION, A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20201021-0122481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HABITAT FOR HUMANITY OF GREATER NASHVILLE, INC., A TENNESSEE NONPROFIT CORPORATION BY SPECIAL WARRANTY DEED FROM THE METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, OF RECORD IN INSTRUMENT NO. 20220919-0104294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20221104-0119275, 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 May 20, 2026 (date of document).

Affiant Signature

May 20, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

