Karen Johnson Davidson County
Batch# 1483326 DEEDWARRSP
10/12/2026 03:57:30 PM 7 pgs
Fees: $38.00 Taxes: $1,295.00
20261012-0093726

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End, Suite 1550
Nashville, Tennessee 37203
Attn: Mollie Gass, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204-3126	Same Address as New Owner.	Map/Parcel 181-00-0-090.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **HOLT APARTMENTS, LLC**, a Tennessee limited liability company, as to a 45.4% undivided interest, and **J. THOMAS SMITH, TRUSTEE OF THE FRANCES SMITH 2012 TRUST**, as to a 54.6% undivided interest, both as tenants in common (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **GREEN TRAILS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> **ALL THAT TRACT OR PARCEL** of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds Grantor and Grantor's heirs and representatives to warrant and forever defend title to said described real estate to Grantee, its successors, heirs and assigns against the lawful claim of all persons claiming by, through or under Grantor, but not further or otherwise, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 8 day of October, 2026.

GRANTOR:

HOLT APARTMENTS, LLC,
as to a 45.4% undivided interest,
a Tennessee limited liability company

By: _____
Name: Benjamin F. Byrd III
Title: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ben Byrd, the President of Holt Apartments, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the President of Holt Apartments, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 8 day of October, 2026.

_____
Notary Public

My Commission Expires:

3/22/29

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Signature to Continue on Following Page]

GRANTOR:

J. Thomas Smith, Trustee of THE FRANCES SMITH 2012 TRUST, as to a 54.6% undivided interest

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, J. Thomas Smith, Trustee of The Frances Smith 2012 Trust, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name, as Trustee of The Frances Smith 2012 Trust.

Witness my hand and official seal this 9 day of October, 2026.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

3/22/29

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $350,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Emily Kelley
Affiant

Sworn to and subscribed before me,
this 12th day of October, 2026.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Legal Description of Property

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot 1 (4.405 acres +/-) on the Minor Subdivision Plat, 6361 Nolensville Pike, Final Plat, of record as Instrument No. 20260723-0067024 in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Holt Apartments, LLC and J. Thomas Smith, trustee of the Frances Smith 2012 Trust, as tenants in common, by Special Warranty Deed recorded as Instrument No. 20220126-0009618, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2026, a lien due and payable, but not yet delinquent.
2. Subject to all matters shown on the Plan of record as Instrument No. 20260723-0067024, Register's Office of Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Number 20170413-0036176, in the Register's Office for Davidson County, Tennessee.
4. Joint Access Easement Agreement of record in Instrument Number 20170829-0088717, in the Register's Office for Davidson County, Tennessee.
5. Easement for Slope and Construction of record in Instrument Number 20190627-0062198, in the Register's Office for Davidson County, Tennessee.
6. Terms and Conditions of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, of record in Instrument No. 20261001-0090508, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 October 9, 2026 (date of document).

Affiant Signature

10/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of October, 2026.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON