Karen Johnson Davidson County
Batch# 558845 DEEDWARR
01/22/2021 10:43:30 AM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20210122-0009750

	STATE OF TENNESSEE **COUNTY OF SUMNER** The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00** **Affiant** Subscribed and sworn to before me, this **21st** day of **January, 2021.** **Notary Public** **My commission expires:**

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Parker & Associates
383 E. Main St.
Suite 110
Hendersonville, Tennessee 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAG Retail Property Holdings, Inc. **The Just Trust** **C/O The Just Trust** **725 Cool Springs Blvd #600** **Franklin, TN 37067**	**Same**	**01914000500**

FOR AND IN CONSIDERATION of the sum of One Million Three Hundred Thousand and no/100 Dollars ($1,300,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Deborah B. Carney, Mark Timothy Bowles, and William C. Patterson, Jr., Trustees of The Ray Bowles Family Trust dated December 26, 2012, a fifty percent (50%) interest and Bowles Farms, L.P., a Tennessee limited partnership, a fifty percent (50%) interest,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **JAG Retail Property Holdings, Inc., a Massachusetts Corporation, a fifty percent interest (50%) and Jeremy Louis Just and Laura Beth Preisler Just, Trustees of The Just Trust dated March 10, 2008, a fifty percent interest (50%),** Grantee herein, its successors and assigns, certain real estate in **Davidson** County, Tennessee, as follows:

Land Lying in the Second, formerly the Tenth, Civil District of Davidson County, Tennessee, located within the corporate limits of the City of Goodlettsville.

BEING Lot No. 7 as shown on the Plan of Final Plat, Section 6, Northgate Industrial Park, of record in Book 5210, Page 394, in the Register's Office for said County, lying on the southerly margin of Long Hollow Pike and more fully described as follows:

BEGINNING at the northeast corner of Section 5, Northgate Industrial Park, of record in Book 5190, Page 515, Register's Office for said County; thence with the margin of said southerly right-of-way of Long Hollow Pike, North 42 degrees 33 minutes 14 seconds East and a 1474.39 foot radius curve to the left, 110 feet to an iron pin, said curve having a chord bearding and distance of North 42 degrees 33 minutes 14 seconds East, 109.975 feet; thence South 45 degrees 18 minutes 54 seconds East, 215 feet to an iron pin; thence South 42 degrees 33 minutes 16 seconds West, 110 feet to an iron pin; thence North 45 degrees 18 minutes 31 seconds West, 215 feet to an iron pin in the southerly margin of Long Hollow Pike, being the point of beginning.

Being the same property conveyed to Edward Ray Bowles, Sr. and Bowles Farms, L.P., a Tennessee Limited partnership, as tenants in common, an undivided fifty percent (50%) interest to each by Special Warranty Deed from D-Dozen, LLC, a Tennessee limited liability company of record as Instrument No. 20060103-0000699, Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 3, 2006.

Edward Ray Bowles, Sr. conveyed his fifty percent (50%) interest by Quitclaim Deed to Deborah B. Carney, Mark Timothy Bowles, and William C. Patterson, Jr., Trustees of The Ray Bowles Family Trust dated December 26, 2012 of record in Instrument No. 20121228-0120271, Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on December 28, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 5210, page 394, said Register's Office.
3. Restrictions of record in Book 5799, Page 837, Register's Office for Davidson County, TN.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **305 Long Hollow Pike, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that except for those encumbrances set forth above, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. Whenever 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(s) this **21st** day of **January, 2021**.

GRANTOR:

BOWLES FARMS, LP, a Tennessee limited partnership
By: The Ray Bowles 2012 Family Trust, General Partner

Name: Tim Bowles
Title: Trustee

Name: William C. Patterson, Jr.
Title: Trustee

Name: Deborah B. Carney
Title: Trustee

The Ray Bowles Family Trust dated December 26, 2012

Name: Tim Bowles
Title: Trustee

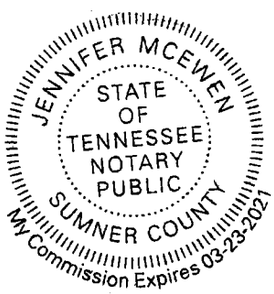
Name: William C. Patterson, Jr.
Title: Trustee

Name: Deborah B. Carney
Title: Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Tim Bowles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Ray Bowles 2012 Family Trust, a Tennessee trust and the general partner of **Bowles Farms, LP**, a Tennessee limited partnership and the within named bargainor, and that he, as such Trustee of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner by himself as such Trustee.

WITNESS my hand, at office, this **21st** day of **January, 2021**.

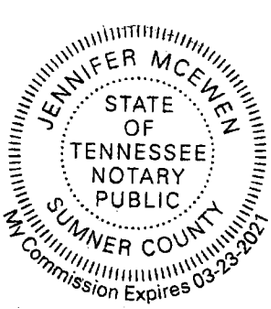


Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **William C. Patterson, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Ray Bowles 2012 Family Trust, a Tennessee trust and the general partner of **Bowles Farms, LP**, a Tennessee limited partnership and the within named bargainor, and that he, as such Trustee of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner by himself as such Trustee.

WITNESS my hand, at office, this **21st** day of **January, 2021**.



Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Deborah B. Carney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of The Ray Bowles 2012 Family Trust, a Tennessee trust and the general partner of **Bowles Farms, LP**, a Tennessee limited partnership and the within named bargainor, and that she, as such Trustee of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partner by herself as such Trustee.

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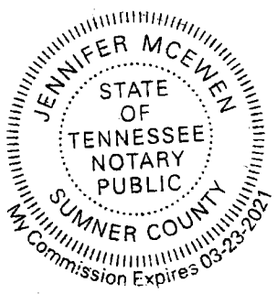


Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Tim Bowles,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Ray Bowles 2012 Family Trust, a Tennessee trust, the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such Trustee.

WITNESS my hand, at office, this **21st** day of **January, 2021.**

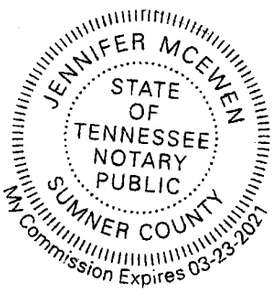


Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE
COUNTY OF SUMNER

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WITNESS my hand, at office, this **21st** day of **January, 2021.**

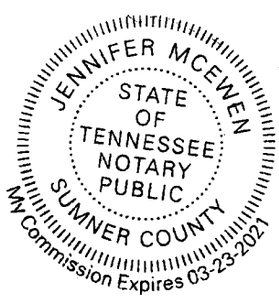


Notary Public
My Commission Expires: 3/23/21

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Deborah B. Carney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of The Ray Bowles 2012 Family Trust, a Tennessee trust the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such Trustee.

WITNESS my hand, at office, this **21st** day of **January, 2021.**



Notary Public
My Commission Expires: 3/23/21

True Copy Certification

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

