This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 688105 DEEDWARRSP
07/30/2021 03:59:30 PM 7 pgs
Fees: $38.00 Taxes: $18,500.00
20210730-0103161

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Charles E. Cooke **205 17th Avenue North, Suite 201** **Nashville, TN 37203**	**(Same)**	**095-13-0-023.00**

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Know all men by these presents that, **Jackson Courtyard Partnership, a Tennessee general partnership** and **Johnston Concrete Products, Inc., a Wyoming corporation** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Charles E. Cooke** (the "Grantee"), the receipt and legal sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **1838 Elm Hill Pike, Nashville, Tennessee.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantors, for themselves and their successors and assigns covenant with the Grantee that Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that Grantors have good right and lawful authority to sell and convey the Property; that Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 30 day of July 2021.

GRANTORS:

JACKSON COURTYARD PARTNERSHIP, a Tennessee general partnership

By: _____
C. LeRoy Norton, Jr.
Its: Managing Partner

JOHNSTON CONCRETE PRODUCTS, INC., a Wyoming corporation

By: _____
Kyle Dudley
Its: President

[NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **C. LeRoy Norton, Jr.**, 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 **Managing Partner** of **Jackson Courtyard Partnership, a Tennessee general partnership**, the within named bargainor and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as its Managing Partner.

Witness my hand and seal, at office this 29 day of July 2021.

Notary Public

My commission expires: 3·7·23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kyle Dudley**, 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 **President** of **Johnston Concrete Products, Inc., a Wyoming corporation**, the within named bargainor and that he as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its President.

Witness my hand and seal, at office this 28 day of July 2021.

Elaine Hudson
Notary Public

My commission expires: 8/28/2024

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $5,000,000.00.

Affiant

Sworn to and subscribed before me on
this 30TH day of July 2021.

Notary Public
My Commission Expires: MAR. 2, 2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-02-2025

EXHIBIT A

[*Property Description*]

Being a tract of land lying in Nashville, Davidson County, Tennessee, also known as Lot 26, section 20, Metropolitan Industrial Park, as of record in Plat Book 4300, page 30, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jackson's Courtyard Partnership, a Tennessee general partnership, and Johnston Concrete Products, Inc., a Wyoming corporation, by Special Warranty Deed of record in Instrument No. 20010228-0018822, Register's Office for Davidson County, Tennessee.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 4300, Page 30, Register's Office for Davidson County, Tennessee.

- End of Exhibit -

Certificate of Authenticity

I, Heather Wood, 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 July 30 2021.

Date

Heather Wood
Affiant Signature

07-30-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of July, 2021.

Lisa Farris
Notary's Signature

My Commission Expires: 08-24-2024
Date

Notary's Seal (if on paper)

