SPECIAL WARRANTY DEED

Karen Johnson Davidson County Batch# 691929 DEEDWARRSP 08/06/2021 11:40:30 AM 5 pgs Fees: $28.00 Taxes: $11,100.00 20210806-0106233	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of August, 2021. Notary Public My commission expires: 11/6/24

BROOKE POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
2914 Dickerson, LLC c/o Tyler Cauble 3250 Dickerson Pike, Ste 114 Nashville, TN 37207	New Owner	060-00-0-109.00

FOR AND IN CONSIDERATION of above referenced sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, JDB MANAGEMENT COMPANY, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 2914 DICKERSON PIKE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2914 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 3rd day of August, 2021.

GRANTOR:

JDB MANAGEMENT COMPANY, LLC
a Tennessee limited liability company

By: _____
Name: Nishith Jobalia
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nishith Jobalia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a President of JDG Management Company, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Nayan Patel, President of the company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of August, 2021.

_____
NOTARY PUBLIC

BROOKE POWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-24

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Maple Manor Motel, Inc. Property, of record in Plat Book 9700, page 668, Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

Beginning at a concrete monument on the westerly margin of Dickerson Pike, said point of beginning being the Southeast corner of the herein described tract also being Northeast corner of Pine Ridge Section 1, of record in Book 6900, page 484, Register's Office for Davidson County, Tennessee; thence, leaving the margin of Dickerson Pike and with the line of said Pine Ridge Section 1, North 88° 17' 18" W 404.63 feet to an iron pin; thence, leaving the line of Pine Ridge and severing the Maple Manor Property, North 13° 09' 33" E 330.60 feet to an iron pin; thence with the line of Raymond M. Peagrams Property of record in Book 4811, page 868, Register's Office for Davidson County, Tennessee; S 70° 17' 39" E 393.07 feet to an iron pin set on the Westerly margin of Dickerson Pike; thence with the Westerly margin of Dickerson Pike, S 11° 27' 51" W 205.57 feet to the point of beginning.

Being the same property conveyed to JDB Management Company, LLC, a Tennessee limited liability company, by deed from Maple Manor Motel, Inc., a Tennessee corporation, or record in Instrument No. 20070504-0053762, dated May 3, 2007, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Matters shown on the Plan of record in Plat Book 9700, page 668, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 1, 2021.

8/3/2021.
Date

Melissa Foster
Affiant Signature

8/3/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2021.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5-5-25
Date

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY