Karen Johnson Davidson County
Batch# 737937 DEEDWARRSP
10/15/2021 03:26:54 PM 5 pgs
Fees: $28.00 Taxes: $4,192.10
20211015-0139174

This instrument prepared by:

Hugh W. Entrekin, Esq.
4235 Hillsboro Rd, Suite 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,133,000.00.

Samuel J. Blanton
AFFIANT Samuel J. Blanton

NOTARY PUBLIC

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My Commission Expires: _____.

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
3282 EZELL PIKE PARTNERS	SAME	13400013000
1432 Tyne Blvd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J.D.P. Properties, L.P.,** a Tennessee limited partnership, it being the successor by conversion to J.D.P. Properties, a Tennessee (general) partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **3282 EZELL PIKE PARTNERS,** a Tennessee general partnership, ("Grantee") its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **3282 EZELL PIKE PARTNERS,** its successors and assigns, forever.

AND **J.D.P. Properties, L.P.,** does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated.

AND **J.D.P. Properties, L.P.,** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **3282 EZELL PIKE PARTNERS**, its successors and assigns against the lawful claims of all persons claiming by, through and under Grantor, but not further or otherwise.

The subject property is improved property known as 3282 Ezell Pike, Nashville, Tennessee, 37211 and having Parcel ID # 13400013000, also known as 3276 Ezell Pike.

Grantor does also hereby quitclaim, transfer and convey unto Grantee all its right title and interest in the subject property described on Exhibit B attached hereto. Said property described on Exhibit B attached hereto being the legal description of the subject property in the deeds of conveyance into Grantor.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15 day of October, 2021.

J.D.P. Properties, L.P., a Tennessee limited partnership

By: _____
John D. Peppers, Trustee of the John David Peppers, Jr. 1999 Vested Trust, partner

By: _____
John D. Peppers, Trustee of the Joshua Daniel Peppers 2002 Vested Trust, partner

By: _____
J.D.P. Family Property Management, L.L.C., general partner, by John D. Peppers, President and Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared John D. Peppers, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of J.D.P. Family Property Management, L.L.C, a Tennessee limited liability company, the general partner of J.D.P. Properties, L.P., a Tennessee limited partnership, the within named bargainor, and who further acknowledged himself to be (i) trustee of the John David Peppers, Jr. 1999 Vested Trust, itself also a partner in the bargainer, and (ii) trustee of the Joshua Daniel Peppers, Jr. 2002 Vested Trust, itself also a partner in the bargainer, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the bargainer, by signing in his capacities as trustee of the John David Peppers, Jr. 1999 Vested Trust, trustee of the Joshua Daniel Peppers, Jr. 2002 Vested Trust, and President and Chief Manager of J.D.P. Family Property Management, L.L.C, a Tennessee limited liability company.

WITNESS my hand and official seal at office this 15 day of October, 2021.

_____
Notary Public

My Commission Expires: _____

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

Exhibit A

A TRACT of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being Lots Nos. 7 & 8 in the subdivision of Purnell's 29.5 acre tract described according to a survey made by Watkins and Murray, Surveyors, dated January 21, 1948, as follows:
BEGINNING on the northwesterly margin of Ezell Road at the common corner of Tract 3 and Lot 8; thence with the line between said Tract 3 and 8, northwestwardly 415 ft. to the easterly line of Tract 2; thence with the easterly line of said Tract northeastwardly 200 feet to the corner of Lot Nos. 6 & 7; thence with the line between said lots, southeastwardly 375 feet to the northwesterly margin of Ezell Road, thence with said road southwestwardly 200 feet to the point of beginning.

BEING a portion of the same property conveyed to J.D.P. PROPERTIES, a Tennessee partnership, by deed from JOHN DAVID PEPPERS, TRUSTEE OF THE JOSHUA DANIEL PEPPERS 2002 VESTED TRUST recorded August 3, 2009 in Instrument # 20090803-0072410, and deed from JOHN DAVID PEPPERS, TRUSTEE OF THE JOHN DAVID PEPPERS, JR. 1999 VESTED TRUST recorded August 3, 2009 in Instrument # 20090803-0072409 Register's Office for Davidson County, Tennessee.

Exhibit B

COMMENCING ON A FOUND 5/8" IRON ROD LOCATED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF EZELL PIKE AND BEING THE NORTHEAST LOT CORNER OF RAYMOND D. PRICE, DEED BOOK 4996, PAGE 440, APN 134150012.00;

THENCE, PROCEEDING SOUTHERLY ALONG SAID WESTERN EZELL PIKE RIGHT-OF-WAY LINE, S03 degrees 50'00"W, A DISTANCE OF 60.97' TO A FOUND 1" IRON PIPE, LOCATED ON THE COMMON CORNER OF LOTS 11 AND 12, AS SHOWN IN DEED 202004240043054;

THENCE, LEAVING THE WESTERLY EZELL PIKE RIGHT-OF-WAY LINE TOWARDS THE EASTERLY EZELL PIKE RIGHT-OF-WAY LINE BEARING S47 degrees 47'07"E, A DISTANCE OF 67.97 TO THE POINT OF BEGINNING;

THENCE, PROCEEDING NORTHERLY ALONG THE EASTERN EZELL PIKE RIGHT-OF-WAY LINE, N03 degrees 50'00"E, A DISTANCE OF 200.00' TO A POINT, ALSO KNOWN AS A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AN UNNAMED ACCESS ROAD LYING TO THE IMMEDIATE NORTH OF THE SUBJECT PROPERTY;

THENCE, PROCEEDNG EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ACCESS ROAD, S63 degrees 50'00"E, A DISTANCE OF 415.00' TO A FOUND 1" IRON PIPE;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE BEARING S15 degrees 51'04"W, A DISTANCE OF 200.00' TO A POINT;

THENCE, N62 degrees 02'05"W, A DISTANCE OF 375.00' RETURNING TO THE POINT OF BEGINNING.

Said legal description comes from survey of the subject property by Ernest C. Drake, AEI Consultants, 2500 Camino Diablo, Walnut Creek , CA 94597.