This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 769343 DEEDWARRSP
12/07/2021 01:07:30 PM 6 pgs
Fees: $33.00 Taxes: $4,625.00
20211207-0162152

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
JARL LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	JARL LLC 104 Woodmont Blvd., Suite 218 Nashville, TN 37205	Map/Parcel 10302006400

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, **WILLIAM P. DIXON** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **JARL 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 improved 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 itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of December, 2021, but is effective as of the 2nd day of December, 2021.

GRANTOR:

William P. Dixon

WILLIAM P. DIXON

STATE OF Ohio,

COUNTY OF FRANKLIN

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William P. Dixon, 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 or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 2nd day of December, 2021.

Diana G. Stout

Notary Public

My Commission Expires:

Diana G. Stout
Notary Public, State of Ohio
My Commission Expires 12-06-25

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 $1,250,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 11.5.24



Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hoehn Heights, as shown on plat appearing of record in Plat Book 6050, Page 262, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William P. Dixon by Deed dated September 22, 2015, of record in Instrument No. 20150923-0096802, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2021, a lien due and payable, but not yet delinquent.

2. Rights of Tennessee Lubes One, LLC, a North Carolina limited liability company, as tenant pursuant to that certain unrecorded Lease Agreement dated November 13, 2008, as amended from time to time.

3. Subject to all matters shown on the Plan for Hoehn Heights of record in Plat Book 6050, Page 262, Register's Office for Davidson County, Tennessee.

4. Grant of Gas Service Line or Fuel Line Easement of record in Book 6915, Page 877; Correction Easement of record in Book 7484, page 710; and Correction Easement of record in Book 7493, page 877, all in the Register's Office for Davidson County, Tennessee.

5. Matters disclosed by that ALTA/NSPS Land Title Survey by Tony Reasons II, License No. 1665, Project No. 05211033, dated November 17, 2021.

TRUE COPY CERTIFICATION

I, Carole M. Maxson, 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 **December 2, 2021** (date of document).

Carole M. Maxson

12/3/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/3/21, before me, the undersigned, personally appeared Carole M. Maxson, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 11-5-24

