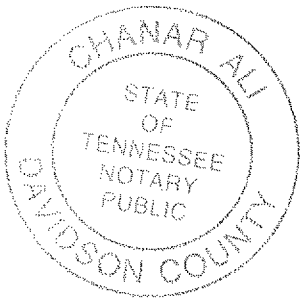
THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

Karen Johnson Davidson County
Batch# 795750 DEEDWARRSP
01/26/2022 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $3,163.50
20220126-0009559

STATE OF TENNESSEE
COUNTY OF DAVIDSON



The actual consideration or value, whichever is greater, for this transfer is $855,000.00.

Anna Ringemann
Affiant

Subscribed and sworn to before me this 15 day of December, 2021.

Chanar Ali
Notary Public
My Commission Expires: 1/6/25

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCELS NO.
Key Dickerson, LLC Attn: Anthony J. Iarocci, III 643 Magazine Street, #306 New Orleans, LA 70130	New Owner	Map 071-11-0 Parcel 288.00 and Parcel 289.00

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Amon Ringemann and Anna Ringemann, brother and sister, each owning an undivided one-half (1/2) interest in the property described below, (hereinafter "GRANTOR"), have bargained and sold, and by these presents does hereby transfer and convey unto Key Dickerson, LLC, a Louisiana limited liability company (hereinafter "GRANTEE"), those certain tracts or parcels of land located in Davidson County, Tennessee, as described as follows:

Tract 1 (1616 Luton Street 071-11-0-288.0)
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Woodards Land Lot 4, Commercial Sub., Peco Trust Stop Property of record in Plat Book 6200, Page 276, 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 Amon Ringemann a one-half (1/2) undivided interest and Anna Ringemann a one-half undivided interest by Quit Claim Deed of record in Instrument No. 20190104-0001138 Register's Office for Davidson County, Tennessee.

Tract 2 (1612 Luton Street 071-11-0-289.0)
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Woodards Land Lot 4, Commercial Sub., Peco Trust Stop Property of record in Plat Book 6200, Page 276, 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 Amon Ringemann a one-half (1/2) undivided interest and Anna Ringemann a one-half undivided interest by Quit Claim Deed of record in Instrument No. 20190104-0001137 Register's Office for Davidson County, Tennessee.

This is unimproved property located at 1612 and 1616 Luton Street in Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit "A" attached hereto and incorporated herein by this reference. To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth in Exhibit A attached hereto.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims by, through or under the GRANTOR, only.

WITNESS its hand this 15 day of December, 2021.

GRANTOR

Amon Ringemann

Anna Ringemann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Amon Ringemann and Anna Ringemann, brother and sister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they as the within bargainors, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of December, 2021.

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/6/25

EXHIBIT A

1) 5 x 20 Utility Easement as shown on plat of record in Book 6200, Page 276, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 12/15/21 (date of document).

Affiant Signature

12/15/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY