RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 795769 DEEDWARRSP
01/26/2022 02:57:30 PM 7 pgs
Fees: $38.00 Taxes: $42,920.00
20220126-0009584

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $11,600,000.00

Karen Forbes
Affiant

Sworn to and subscribed before me this 17th day of December, 2021.

Brina Mathis
Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS STATE OF TENNESSEE NOTARY PUBLIC (SEAL) WILLIAMSON COUNTY

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W
White House, TN 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Key Dickerson, LLC 643 Magazine Street, #306 New Orleans, LA 70130	New owner	071-11-0-012.00 071-11-0-013.00 071-11-0-011.00 071-11-0-293.00 071-11-0-014.00 071-11-0-015.00 071-11-0-294.00 071-11-0-290.00 071-11-0-291.00

This Indenture is made on the 17th day of December, 2021, by and between **Tony Clouse** an unmarried man also known as Tony Ray Clouse and Tony R. Clouse (hereinafter referred to as "Grantor"), and **Key Dickerson, LLC, a Louisiana limited liability company** (hereinafter referred to as "Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee, its successors and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee and described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants and binds themselves and their respective heirs, successors and assigns, subject to the Permitted Exceptions, to warrant and defend to Grantee forever the title to the Property against the lawful claims of all claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 17th day of December, 2021.

GRANTOR:

By: _____
Tony Clouse

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Tony Clouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

_____
Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

EXHIBIT A

TRACT I:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Nashville Trust Company' s Subdivision of the lands of John Woodard, deceased, as of record in Book 161, Page 127, Register' s Office for said County.

Said Lot No. 3 fronts 219 feet on the Easterly side of the Dickerson Road and runs back from the center of said Road, 422 feet on the Northerly line and 433 feet on the Southerly line, to the center of Luton Street, measuring 225 feet on said rear line.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 5, and Lot No. 6 of the Resubdivision of Woodards Land, Lot 4, Commercial Sub., Peco Truck Stop Property, as of record in Book 6200, Page 276, Register' s Office for said County, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of Nashville Trust Company' s Subdivision of the lands of John Woodard, as of record in Book 161, Page 127, Register' s Office for said County, described as follows:

Beginning at a point in the center line of Dickerson Pike 79 feet North of the common corner of Lots Nos. 1 and 2 on said plan; thence Easterly 442 feet, more or less, to a point in the center of Luton Street, said point being 79 feet North of the line between Lots Nos. 1 and 2; thence, along the center line of Luton Street, Northerly 184 feet to the common corner of Lots 2 and 3; thence, with the line between said Lots 2 and 3, Westerly 433 feet to a point in the center line of Dickerson Pike, said point being the Southwest corner of Lot No. 3 and the Northwest corner of Lot No. 2; thence Southerly, with the center of said Pike, 160 feet to the point of beginning.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

and also:

Land in Davidson County, Tennessee, being the Southerly 79 feet of Lot No. 2 of the Plan of Nashville Trust Company' s Subdivision of the lands of John Woodard, as of record in Book 161, Page 127, Register' s Office for said County, described as follows:

Beginning in the center of the Dickerson Pike at the corner of Lots 1 and 2 on said Plan; thence Easterly, with the line between said two lots, 446 feet to the center of Luton Street; thence Northerly, with the center of said Street, 79 feet; thence Westerly, parallel with the line between Lots 1 and 2, 442 feet, more or less, to the center of Dickerson Pike; thence Southerly, with the center of said Pike, 79 feet to the beginning.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by Quitclaim Deed of record in Book 11494, Page 796, Register's Office for Davidson County, Tennessee.

TRACT IV:

Land in Davidson County, Tennessee, being Lot No. 7 on the Resubdivision of Woodards Land, Lot 4, Commercial Subdivision, Peco Truck Stop Property of record in Book 6200, Page 276 in the Register' s Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Tony Clouse by Warranty Deed of record in Instrument No. 20080829-0088965 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE CONVEYANCES BY EXCLUDED THEREFROM: Portion of Property Conveyed in Instrument No. 20031022-0156557, Instrument No. 20031022-0156558, Instrument No. 20031022-0156559 and Instrument No. 20031022-0156556, Register' s Office Davidson County, Tennessee.

TRACTV & VI:

Land in Davidson County, Tennessee, being Lot No. 3 and Lot No. 4 of the Resubdivision of Woodards Land, Lot 4, Commercial Sub., Peco Truck Stop Property, as of record in Book 6200, Page 276, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Tony Clouse (aka Tony Ray Clouse and Tony R. Clouse) by deed of record in Book 11494, Page 796, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 6200, Page 276, Register's Office for Davidson County, Tennessee.

3. Highway right of way Conveyance of record in Book 2101, Page 77, in the Register's Office for Davidson County, Tennessee, and as shown on the survey prepared by Young-Hobbs and Associates, dated February 9, 2021, Job no.283-20.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3984, Page 643, in the Register's Office for Davidson County, Tennessee, and as shown on the survey prepared by Young-Hobbs and Associates, dated February 9, 2021, Job no.283-20.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 636, in the Register's Office for Davidson County, Tennessee and as shown on the survey prepared by Young-Hobbs and Associates, dated February 9, 2021, Job no.283-20.

6. All matters shown on survey prepared by Young–Hobbs and Associates, dated February 9, 2021, Job No. 283-20.

7. Rights of tenants in possession, as tenants only, under unrecorded leases without rights of refusal or options to purchase the insured property, with respect to leases of the following leased premises only: 1509 Dickerson Pike, Lots 2, 3, 4, 5, 6, 8, 9, 12, 13, 14, 19, 22, 23 and 27, and 1511 Dickerson Pike, Lots 7, 8, 10, 12, 14 and 15.

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