THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 854162 DEEDWARR
05/12/2022 11:09:07 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20220512-0054669

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Young Property Group LLC 141A Dry Fork Road South Gallatin, Tennessee 37066	Same	021-00-0-029.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Forty Thousand and 00/100 Dollars ($540,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOE F. GILLESPIE, JR., a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto YOUNG PROPERTY GROUP LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 6408 Clarksville Pike, Joelton, Davidson County, Tennessee 37080. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 5th day of May, 2022.

GRANTOR:

JOE F. GILLESPIE, JR.

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared JOE F. GILLESPIE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 5th day of May, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Forty Thousand and 00/100 Dollars ($540,000.00).

AFFIANT

Sworn to and subscribed before me, this 5th day of May, 2022.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

A tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the Northerly margin of the right-of-way of U.S. Highway 41-W at the intersection of said highway and Chambliss Road; thence, with the said margin of said highway right-of-way, North 66 deg. 30' West 255.95 feet to a stake, and North 69 degrees 51' West 136 feet to an iron pin in said margin of said highway right-of-way, Boley's Southeast corner; thence, with an iron pin in the Southerly margin of Old Clarksville Pike, Boley's Northeast corner; thence, with said margin of said pike, South 78 deg. 01' East 189.31 feet to an iron pin, Northwest corner of Bobby R. Chambliss' 1 acre tract, formerly part of this land; thence with the lines of said 1 acre tract, South 22 deg. 15' West 170 feet to an iron pin; and South 73 deg. 25' East 190 feet to an iron pin in the West margin of Chambliss Road, southeast corner of said 1 acre tract; thence, with the West margin of Chambliss Road, South 22 deg. 21' West 233.27 feet to the beginning, described according to a survey by Ray G. Cole, dated May 26, 1978.

BEING the same property conveyed to JOE F. GILLESPIE, SR., by deed from BOBBY ROSS CHAMBLISS ET UX, ELSIE MAE CHAMBLISS, of record in Book 9848, page 296 and rerecorded in Book 9858, page 583, dated November 1, 1995, said Register's Office. Being further conveyed to JOE F. GILLESPIE, SR. AND JOE F. GILLESPIE, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in In Instrument No. 20170201-0010533, dated January 26, 2017, said Register's Office. The said Joe F. Gillespie, Sr. having since died on or about August 30, 2017, leaving JOE F. GILLESPIE, JR. the surviving tenant.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. The rights and claims of parties in possession.