ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
The Apogee Group LLC 605 Lakemeade Pointe Old Hickory, TN 37138	085-00-0-209.00	The Apogee Group LLC 605 Lakemeade Pointe Old Hickory, TN 37138
This instrument prepared by: Houston Lyle, Esq., 424 Church Street, Ste 1750, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOHN J. KUCZMA JR** (the "**Grantor**"), have bargained and sold, and by these presents do transfer and convey to **THE APOGEE GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved/unimproved property located at 2328 Jackson Downs Boulevard, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Karen Johnson Davidson County
Batch# 869032 DEEDWARRSP
06/09/2022 12:24:47 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00

20220609-0065851

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 700,000.00

Affiant

Subscribed and sworn to before me this 09 day of June, 2022.

Notary Public
My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 03 day of June, 2022

GRANTOR:

By: _____
Name: John T. Kuczma Jr
Its: _____

State of Tennessee
County of Bradley

On this 27th day of April, 2022, before me personally appeared John Kuczma, to me known to be that person described in and who executed the foregoing instrument, and acknowledged that He executed the same as His free act and deed

IN WITNESS WHEREOF I have hereto set my hand and Notarial Seal.

TERESA COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

_____
Notary Public

My Commission Expires: 10/11/23

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled the Resubdivision of Lot 2 Jackson Downs, Phase Four, of record as Instrument No. 20021209-0151252, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN J. KUCZMA, JR., by deed from KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION, of record as Instrument No. 20030402-0043264, dated March 14, 2003, said Register's Office.

Exhibit B
Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 085-00-0-209.00.

   Davidson County taxes for 2021, Map-Par. 085-00-0-209.00, $9,670.67, PAID

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 9700, page 526, and as Instrument No. 20021209-0151252, said Register's Office.

3. Sanitary Sewers and / or Storm Drainage Easement of record in Book 10005, page 246, said Register's Office.

4. Water Line Easement of record in Book 10005, page 243, said Register's Office.

5. Reciprocal Easement Agreement by and between John J. Kuczma, Jr. and Kohl's Department Stores, Inc., a Delaware Corporation of record as Instrument No. 20010606-0059481, said Register's Office.