Karen Johnson Davidson County
Batch# 889346 DEEDWARRSP
07/15/2022 08:46:30 AM 6 pgs
Fees: $33.00 Taxes: $9,945.60
20220715-0081253

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
TKM GROUP, LLC P.O. Box 266 Marion, IL 62959	SAME	175-00-0-200.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **E & W PROPERTIES, LLC, a Tennessee limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **TKM GROUP, LLC, an Illinois limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, to forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page to Follow)

12th IN WITNESS WHEREOF, the undersigned, has hereunto subscribed her name on this day of July, 2022.

E & W PROPERTIES, LLC, a Tennessee limited liability company

By: _____

Title: Jon G. English, President

ASHLEY NORTON GOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jon G. English, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of E & W PROPERTIES, LLC, a Tennessee limited liability company, the within named bargainor, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President of E & W PROPERTIES, LLCp.

Witness my hand and seal at office in Nashville, Tennessee, this 12th day of July, 2022.

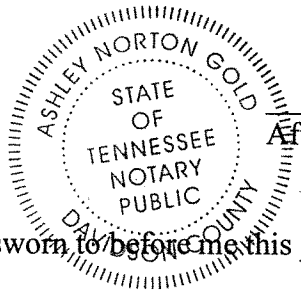
_____
Notary Public

My Commission Expires: 5-9-2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,688,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.



Affiant

Subscribed and sworn to before me this 13th day of July, 2022.

NOTARY PUBLIC
My Commission expires: 5-9-2023

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of Blessing Subdivision, of record in Plat Book 9700, page 996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JRT PROPERTY MANAGEMENT, INC., a Tennessee corporation, by deed from CHARLES J. BRADY, JR AND LAURA WARD, DEVISEES OF THE ESTATE OF GWENN BLESSING (A/K/A GWENDOLYN BLESSING), of record in Instrument No. 20070312-0029988, dated March 9, 2007, Register's Office for Davidson County, Tennessee. Being further conveyed to E & W PROPERTIES, LLC, a Tennessee limited liability company, by quitclaim deed from JRT PROPERTY MANAGEMENT, INC, a Tennessee corporation, of record in Instrument No. 20170412-0035910, dated April 12, 2017, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 9700, page 996, Register's Office for Davidson County, Tennessee.

3. Right-of-Way Easement of record in Instrument No. 20180419-0037029, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20180606-0054400, said Register's Office.

Certificate of Authenticity

I, Ashley Cannon, 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 July 12, 2022.

Date

Ashley Cannon

Affiant Signature

July 12, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

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