(1)

This Instrument Prepared by:
Wyatt, Tarrant & Combs, LLP (JGML)
6070 Poplar Avenue, Suite 300
Memphis, Tennessee 38119
(901) 537-1000

After recording, return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 929628 DEEDWARRSP
10/14/2022 11:51:30 AM 8 pgs
Fees: $43.00 Taxes: $7,770.00

20221014-0112812

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 12th day of October, 2022, by and between Larry R. Gathers and Melinda J. Gathers, as Trustees under the Gathers Family Trust, dated March 23, 2020, David L. Jones, and Jay Phillip Jones (collectively, "**Grantors**"), and Albatross to Home at Old Hickory, LLC, a Florida limited liability company ("**Grantee**").

W I T N E S S E T H:

That for and in consideration 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 is hereby acknowledged, Grantors have bargained and sold and do hereby bargain, sell, convey, and confirm unto Grantee all of their interests in the real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, having an address of 14446 Old Hickory Blvd., Antioch, Tennessee 37013, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all after acquired title of Grantors in and to the real estate and all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantors do hereby covenant with Grantee that Grantors are lawfully seized in fee of the aforedescribed real estate; that Grantors have a good right to sell and convey the same; that Grantors have been in peaceable and undisturbed possession of the real estate; the same is unencumbered except for 2023 ad valorem property taxes not yet due and payable, which, as of the date of this conveyance, Grantee hereby assumes and agrees to pay; zoning ordinances which affect the property described herein; all matters that a survey would show; all matters of record that affect the real estate; and the permitted encumbrances set forth on **Exhibit B**, attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise

WITNESS the signatures of Grantors the day and year first above written.

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

SPECIAL WARRANTY DEED

SIGNATURE AND ACKNOWLEDGMENT PAGE

GRANTOR:

Melinda J. Gathers, as Trustee of the Gathers Family Trust
dated March 23, 2020

STATE OF Tennessee
COUNTY OF Loudon

On this the 7th day of October, 2022, before me personally appeared Melinda J. Gathers, Trustee of the Gathers Family Trust dated March 23, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of October, 2022.

Notary Public [affix seal]

KAREN JOHNSON
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF LOUDON

My Commission Expires: October 22, 2024

SPECIAL WARRANTY DEED

SIGNATURE AND ACKNOWLEDGMENT PAGE

GRANTOR:

David L. Jones

STATE OF Tennessee
COUNTY OF Knox

On this the 7th day of October, 2022, before me personally appeared David L. Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and Notarial Seal at office this 7th day of October, 2022.

Notary Public

My Commission Expires: 2/6/23 [affix seal]

TERRY MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

SPECIAL WARRANTY DEED

SIGNATURE AND ACKNOWLEDGMENT PAGE

GRANTOR:

Jay Philip Jones Jay Philip Jones

STATE OF MS
COUNTY OF Lamar

On this the 7 day of October, 2022, before me personally appeared Jay Philip Jones to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and Notarial Seal at office this 7 day of October, 2022.

Kirsten McDaniel
Notary Public

My Commission Expires: Jan 22 2024 [affix seal]

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 188576 KIRSTEN McDANIEL Commission Expires Jan. 22, 2024 RANKIN COUNTY

SPECIAL WARRANTY DEED

Consideration Affidavit

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of October, 2022.

Notary Public

My Commission Expires: _____

[affix seal]

COURTNEY R. GRIMES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-24-2026

Recording Information

Property Address:	**Tax Parcel ID No.:**	**New Owner and Address:**	**Mail Tax Bills To:**
14446 Old Hickory Blvd., Antioch, Tennessee 37013	173-00-0-085.00	Albatross to Home at Old Hickory, LLC, c/o 800 Corporate Drive, Suite 124, Fort Lauderdale, FL 33334 Attn: Scott Woodrey	Albatross to Home at Old Hickory, LLC, c/o 800 Corporate Drive, Suite 124, Fort Lauderdale, FL 33334 Attn: Scott Woodrey

TG#: First American Title #35098

SPECIAL WARRANTY DEED

Exhibit A

Legal Description of the Real Estate

Land situated in Davidson County, Tennessee:

A tract of land in the 5th formerly the 7th Civil District of Davidson County, Tennessee, being lot No. 5 and part of lot No. 4 on the plan of the Samuel Kimbro property marked Bush & Jones on said plan, as of record in Plan Book No. 1, page 82, Chancery Court at Nashville, but called Lot No. 4 in deeds, described as follows:

Beginning in the center of Mill Creek in the south line of said tract of land; thence west 24 poles to a sycamore the S.W. corner of the said tract; thence N. 1-1/2deg. E. 132.68 poles to a white oak, the N.W. corner of said tract; thence N. 89-1/4deg. E. 89-1/4 poles to a stone, thence S. 1/4deg. W. 9-1/4 poles to a stone; thence S. 89-3/4deg. E. 86.84 poles to a stake and hickory; thence S. 1deg. W. 30 poles to the center of said Creek; thence with the center of said creek, S. 76deg. W. 18 poles S. 69-1/4deg. W. 18 poles S. 57-1/4deg. W. 22 poles S. 76-1/4deg. W. 15 poles, S. 56deg. W. 20 poles, S. 51deg. W. 60 poles, S. 39deg. W. 30 poles to the beginning, containing, according to said plan 82.8 acres, called in the deeds 83 acres 101 poles.

Being the same property conveyed to John Jones, Jr. and David F. Jones by Warranty Deed from John Jones, Sr., dated March 2, 1953, of record in Book 2144, page 461, Register's Office for Davidson County, Tennessee. The said David F. Jones having since died testate, having devised his interest in the property to his wife, Ann R. Jones, in Will Book 169, page 208, Probate Court of Davidson County, Tennessee, and recorded in Book 7968, page 864, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Ann R. Jones, as Trustee of the Declaration of Living Trust of Ann R. Jones dated November 3, 1993 by Quitclaim Deed from Ann R. Jones, dated November 15, 1993, of record in Book 9164, page 942, Register's Office for Davidson County, Tennessee. John Jones, Jr. having since died testate, having devised his interest in the property to his wife, Nobie Warren Jones as evidenced in Probate Case No. 30527 in the Probate Court of Greene County, Ohio. AND being the same property conveyed to Nobie Warren Jones, individually by Quitclaim Deed from Nobie Warren Jones, Executrix of the Estate of John Jones, Jr. and A. Harrison Johnson, Jr., Trustee, dated July 8, 1998, of record in Book 11027, page 135, Register's Office for Davidson County, Tennessee. Nobie Warren Jones having since died testate, having devised her interest in the property to Jay Philip Jones as evidenced in Probate Case No. 32184 in the Probate Court of Greene County, Ohio. AND being the same property conveyed to Jay Philip Jones, individually by Quitclaim Deed from Jay Philip Jones, Executrix of the Estate of Nobie Warren Jones and A. Harrison Johnson, Jr., Trustee, dated December 14, 1999, of record in Instrument No. 19991229-0308574, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Melinda J. Gathers as to an undivided one-half (1/2) interest and David L. Jones, as to an undivided one-half (1/2) interest by Quitclaim Deed from Melinda J. Gathers, f/k/a Melinda J. Dirsa, as Successor Trustee of the Ann R. Jones Declaration of Living Trust dated the 3rd day of November, 1993, dated September 18, 2001, of record in Instrument No. 20011015-0111813, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Larry R. Gathers and Melinda J. Gathers as Trustees under Gathers Family Trust dated March 23, 2020 by Quitclaim Deed from Melinda J. Gathers dated March

23, 2020, of record in Instrument No. 20200326-0032910, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to David L. Jones as to a five percent (5%) undivided fee ownership, which constitutes 10% of Grantor's one-half undivided ownership interest, by Special Warranty Deed from Jay P. Jones, dated September 24, 2021, of record in Instrument No. 20211005-0133984, Register's Office for Davidson County, Tennessee. The resulting interest in the property based on the record ownership is as follows: David L. Jones has an undivided 30% interest, Jay P. Phillips has an undivided 45% interest, and Melinda J. Gathers and Larry R. Gathers as Trustees of the Gathers Family Trust have an undivided 25% interest in the property.

Source of legal description: Instrument No. 20211005-0133984, Instrument No. 20200326-0032910, Instrument No. 20011015-0111813, and Instrument No. 19991229-0308574, all of record in the Register's Office for Davidson County, Tennessee.

This is improved property with a municipal address of 14446 Old Hickory Blvd., Antioch, Tennessee 37013.

TPN: 173-00-0-085.00

SPECIAL WARRANTY DEED

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters appearing on the Plan of record in Plan Book 1, Page 82, Chancery Court at Nashville.

3. Any lien which may arise from the re-classification of said property as a result of "Rollback Taxes and/or Greenbelt Taxes" set forth and defined by 67-5-1001, Tennessee Code Ann. and as amended by Public Chapter 279 of the Public Acts of 1987 by instrument of record in Instrument No. 20201119-0136220, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 9343, Page 214, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20020510-0058111, Register's Office for Davidson County, Tennessee.

6. All matters shown on survey by T-Square Engineering, J. Mark Cantrell, TN RLS# 1859, on February 8, 2022.