Karen Johnson Davidson County
Batch# 976514 DEEDWARRSP
03/02/2023 03:56:30 PM 6 pgs
Fees: $33.00 Taxes: $4,902.50
20230302-0015197

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Spencer Fane Bone McAllester (APP)
511 Union Avenue, Suite 1000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
ARG Investments GP Attn: Ryan McLaury 2126 River Overlook Drive Hermitage, Tennessee 37076	Same	070-10-0-002.00

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 considerations, the receipt of which is hereby acknowledged, **JERROLD C. DANIEL**, a single man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **ARG INVESTMENTS GP,** a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, forever, all right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee as more particularly described on **Exhibit A**, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, their heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** hereto.

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

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this instrument to be dated and effective as of the 2nd day of March, 2023.

GRANTOR:

Jerrold C. Daniel

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jerrold C. Daniel, 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.

Witness my hand, at office this 2 day of March, 2023.

Michelle Gooden
Notary Public

My commission expires: 9/7/26



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $1,325,000.00.

Andrea P. Rey

AFFIANT

Subscribed and sworn to before me, this 2 day of March, 2023.

Michelle Gooden

Notary Public

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires:

9/7/24

HEN 2316857.1

Exhibit "A"

Legal Description

Land in the 13th Civil District of Davidson County, Tennessee, beginning at an iron pin in the southeasterly margin of Trinity Lane, the northeasterly corner of the property conveyed to W. A. Flowers, ct ux, et al, by deed from Fred E. Follis, et ux of record in Book 2651, page 59, Register's Office for said County; thence westerly with the margin of said Lane 176 feet to the northeasterly terminus of a 50 foot road; thence with the easterly margin of said road south 29 deg. east 400 feet to an iron pin; thence north 49 deg. 45' east 209 feet to an iron pin in an old established fence line; thence with said fence line north 33 deg. 45' west 402 feet to the beginning, containing 1.8 acres, more or less.

Being the same property conveyed to JERROLD C. DANIEL, AN UNMARRIED MAN, by deed from KERRY 0. JOHNSON, SUCCESSOR TRUSTEE OF THE JOHNSON FAMILY REVOCABLE LIVING TRUST, DATED MARCH 1, 1998, of record in Instrument No. 20170309-0023275, dated February 23, 2017, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes or special assessments required to be paid in the year 2023, a lien not yet due and payable.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 3/2/2023

3/2/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of March , 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025