Karen Johnson Davidson County
Batch# 994107 DEEDWARRSP
04/19/2023 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20230419-0028825

FROM: STONES RIVER INVESTMENT COMPANY, a Tennessee General Partnership

TO: DAVID R. JOHNSON

This instrument prepared by:
Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082

| Address New Owner: | Send Tax Bills To: | Map-Parcel No. |
|---|---|---|
| **David R. Johnson**<br>**204 Kennett Road**<br>**Old Hickory, TN 37138** | **New Owner-Same** | **Portion of:**<br>**086-00-0-012.00**<br>**and**<br>**086-00-0-185.00** |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

AFFIANT

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me, this the 19th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: 7-08-2023

## -SPECIAL WARRANTY DEED-

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STONES RIVER INVESTMENT COMPANY, a Tennessee General Partnership,** by and through its duly authorized partner, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey **unto DAVID R. JOHNSON,** individually, hereinafter called the GRANTEE, his heirs, representatives and assigns, a certain tract or parcel of improved land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 2 on the Plan of record styled, PARTITION PLAT 7-ELEVEN #1054770 HERMITAGE, of record in Instrument Number 20230410-0025615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a part of the property conveyed to STONES RIVER INVESTMENT COMPANY, a partnership, by a warranty deed from BAKER & FREEMAN, INC., dated February 4, 1980 of record in Book 5568, Page 416, Register's Office for Davidson County, Tennessee; and further being the remaining portion of the Grantor's owned real property following its conveyance of Lot 1, of said partition/subdivision plat, unto SE Hermitage Central, LLC, of record in Instrument No. 20230411-0026561, said Register's Office.

Subject to, and conveyed herewith, are those easement rights and obligations, as set forth in a Reciprocal Easement Agreement establishing mutual ingress and egress rights benefitting and burdening Lot Nos. 1 and 2 shown on the plan of record, and its future owners and patrons, etc. respectively; the said easement and agreement is of record in Instrument No. 20230411-0026562, Register's Office for Davidson County, Tennessee, and to which reference is also made.

**PERMITTED EXCEPTIONS:**

1. Metropolitan Government taxes for 2023, a lien, not yet due and payable, and all subsequent years hereafter; said taxes have this day been prorated and for which the Grantee shall be responsible for payment of the entire tax bill as to Map 086-00-0, Parcel 185.00, when it becomes due and payable.

2. Subject to all matters set forth on the Plan of record of record in Instrument No. 20230410-0025615, in the Register's Office for Davidson County, Tennessee.

3. Rights and claims of parties in possession of the improved leased premises thereupon, and which have this day been assigned to the Grantee.

4. As may be applicable, Clearance Permit granted to Southern Bell Telephone & Telegraph Company of record in Book 1174, Page 366, said Register's Office.

The undersigned, Mark D. Johnson, is the duly constituted and appointed Attorney-in-Fact for David R. Johnson by that certain Durable Power of Attorney of record in Instrument No. 20190430-0039516, Register's Office for Davidson County, Tennessee. Further, all of the partners of Stones River Investment Company, a Tennessee General Partnership, have authorized David R. Johnson, by and through Mark D. Johnson, as the said Attorney-in-Fact, to bind the partnership to this transfer and execute this instrument, by a duly adopted partnership resolution or action by consent. David R. Johnson being referred to as the Authorized Partner and Managing Partner.

This is improved commercial property, commonly known and referred to (and consisting of other rental units), as per the current Metropolitan Assessment Data as:: **3317 Lebanon Pike, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD the said real property, subject to the Permitted Exceptions, and with all covenants and warranties contained herein, together with all appurtenances and hereditaments thereunto, belonging or in any wise belonging to the GRANTOR, unto the GRANTEE his heirs, representatives and assigns, in fee simple.

GRANTOR further covenants and binds itself to warrant specially and forever defend the title to said real estate to the GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR, except for those matters referenced above, but not further or otherwise.

[Date and Signature Follow on Next Page]

WITNESS the hand of the duly authorized Partner by his Attorney-in-Fact on this the 19th day of April, 2023.

**GRANTOR:**

**STONES RIVER INVESTMENT COMPANY, a TENNESSEE GENERAL PARTNERSHIP,**

**By:** _____
**David R. Johnson, Authorized and Managing Partner**

**By:** _____
**Mark D. Johnson, Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public with authority to act in and for said County and State, the within named Mark D. Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Attorney-in-Fact for David R. Johnson, Managing Partner of Stones River Investment Company, a Tennessee General Partnership, the within bargainor, and who further acknowledged that person as Attorney-in-Fact, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 19th day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7-09-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Certificate of Authenticity

I, Lisa Farris, 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 04-19-2023.

Date

Lisa Farris

Affiant Signature

04-19-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of April, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025