SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1005182 DEEDWARRSP
05/18/2023 03:39:30 PM 7 pgs
Fees: $38.00 Taxes: $10,360.00
20230518-0037535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Yvonne Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/22/25
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 214 2nd Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JJ Landlord, LLC	SAME AS NEW OWNERS	148-00-0-167.00
(NAME)	(NAME)	
100 Cummings Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CUMMINGS COURT PARTNERSHIP 2, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JJ LANDLORD, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, their successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures pages to follow]

Witness my hand this 17th day of May, 2023.

CUMMINGS COURT PARTNERSHIP 2

By: _____
Andrew Hirt
Co-Managing General Agent

CHERYL W MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Andrew Hirt, 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 Co-Managing General Agent (or other officer authorized to execute the instrument), partner of the **CUMMINGS COURT PARTNERSHIP 2,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Co-Managing General Agent (or other authorized officer).

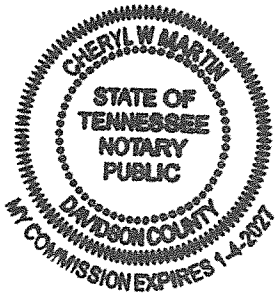
Witness my hand, at office, this 17th day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
01/04/2027

CUMMINGS COURT PARTNERSHIP 2

By: _____
Kenneth Hirt
Co-Managing General Agent



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Kenneth Hirt, 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 Co-Managing General Agent (or other officer authorized to execute the instrument), partner of the **CUMMINGS COURT PARTNERSHIP 2,** the within named bargainor, a Tennessee general partnership, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Co-Managing General Agent (or other authorized officer).

Witness my hand, at office, this 17th day of May, 2023.

_____
NOTARY PUBLIC

My Commission Expires:
01/04/2027

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Antioch Business Park, of record in Plat Book 7900, page 683, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to LM COMPANY, MELANIE MAY HIRT AND DEBORAH MAY WOLFMAN by Special Warranty Deed from RESOLUTION TRUST CORPORATION AS RECEIVER FOR METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, F.A., of record in Book 9113, page 329, dated October 8, 1993, as assigned of record in Book 9118, page 338, dated October 15, 1993, said Register's Office.

ANTIOCH ASSOCIATES, A TENNESSEE JOINT VENTURE further conveyed said property by Quitclaim Deed to LM COMPANY, MELANIE MAY HIRT, AND DEBORAH MAY WOLFMAN, of record in Book 9344, page 514, dated May 10, 1994, said Register's Office.

LM COMPANY, OWNING A SIXTY-NINE PERCENT (69%) UNDIVIDED INTEREST, MELANIE M. HIRT, OWNING A FOURTEEN PERCENT (14%) UNDIVIDED INTEREST, AND DEBORAH M. WOLFMAN, OWNING A SEVENTEEN PERCENT (17%) UNDIVIDED INTEREST, further conveyed said property by Quitclaim Deed to CUMMINGS COURT, LLC, of record in Book 11280, page 774, dated January 4, 1999, said Register's Office.

CUMMINGS COURT, LLC now being known as CUMMINGS COURT PARTNERSHIP 2 by Certificate of Merger of record as Instrument No. 19991229-0308701, as amended by Amended Certificate of Merger, of record as Instrument No. 20230516-0036638, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. The year 2023, a lien but not yet due or payable.

2. Matters shown on the Plan of record in Plat Book 7900, page 683, said Register's Office.

3. Conservation Greenway Easement as set forth of record as Instrument No. 20021024-0130489, said Register's Office.

4. Sanitary Sewer Easement as set forth of record in Book 4591, page 406, said Register's Office.

Certificate of Authenticity

I, Yvonne Hall, 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 5/17/2023.

5/18/2023

Date

Yvonne Hall

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025