Karen Johnson Davidson County
Batch# 1016732 DEEDWARRSP
06/20/2023 01:30:30 PM 6 pgs
Fees: $33.00 Taxes: $4,440.00
20230620-0046742

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,200,000.00**

Affiant

Subscribed and sworn to before me, this the 20 day of June, 2023.

Notary Public

My Commission Expires: 10/22/25

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

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
JTE, LLC 1538 ROSELLA COURT BRENTWOOD, TN 37027	Same	118-07-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WESTWOOD PARTNERS LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **JTE, LLC,** a Tennessee limited liability company (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **605 Berry Road, Nashville, Davidson County, Tennessee.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or

parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 20 day of June, 2023.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

WESTWOOD PARTNERS LLC, a Tennessee limited liability company

By: _____
John Olert, Sole Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Olert, 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 Sole Member (or other officer authorized to execute the instrument) of **WESTWOOD PARTNERS LLC**, the within named bargainor, a Tennessee limited liability company, and that such memer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of company as such Sole Member.

Witness my hand, at office, this 19th day of June, 2023.

_____
Notary Public

7/10/26
_____
My Commission Expires:

NANCY W. STABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission

4863-0420-5418, v. 1

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Berrywood, Section 2, of record in Plat Book 3106, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WESTWOOD PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RUTH O. WAGONER, of record in Instrument No. 20060201-0012258, dated January 31, 2006, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023, a lien not yet due and payable

2. Matters shown on the Plan of record in Book 3106, page 14, said Register's Office.

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 6/19/2023.

6/20/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of June, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025