THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2022-10-365

Karen Johnson Davidson County
Batch# 1026903 DEEDWARR
07/17/2023 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20230717-0054648

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Springboard Landings, Inc. a 501 (c) (3) Organization 7986 Coley Davis Road Nashville, TN 37221	New Owner 179 Belle Forest Circle, Ste. 301 Nashville, TN 37221	Map/Parcel 14100008600

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Concentric Senior Care, LLC, a Delaware limited liability company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Springboard Landings, Inc. a 501 (c) (3) Organization**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 7986 Coley Davis Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain tract or parcel of land containing 1.37 acres, lying and being in Second Civil District of Nashville Davidson County, Tennessee, and being shown as Tract 1 on the PUD Boundary Plat of Harpeth Springs, of record in Book 6900, Page 421, and in Plat Book 7900, Page 357, Register's Office for Davidson County, Tennessee, located on Coley Davis Road at Somerset Farms Drive. Bounded on the North by Coley Davis Road, the East by Somerset Farms Drive, the South by Somerset Farms and on the West by Buffalo Road and being more particularly described as follows:

COMMENCING on an iron pin set in the Southern margin of Coley Davis Road at the eastern intersection of Somerset Farms Drive, the northwest corner of Tract II of Harpeth Springs (Plat Book 6900, Page 421, R.O.D.C.,) and running thence along said margin and across Somerset Farms Drive South 56 deg. 45 min. 55 sec. West 100.00 feet to an iron pin set in said margin at its western intersection with Somerset Farms Drive, the point of beginning, thence along and with the western right-of-way margin of Somerset Farms Drive the following three (3) courses and distances: (1) 39.27 feet along a curve to the right of radius 25.00 feet a chord and distance South 78 deg. 14 min. 05 sec. East 35.36 feet to an iron pin set; (2) 149.73 feet along a curve to the right of radius 431.82 feet a chord and distance South 23 deg. 18 min. 05 sec. East 148.98 feet to an iron pin set; and (3) 91.68 feet along a curve to the right of radius 637.49 feet a chord and distance South 17 deg. 29 min. 19 sec. East 91.61 feet to a concrete monument found at the northeast corner of Lot 25 of Somerset Farms, Section One, (Plat Book 7900, Page 357, R.O.D.C.); thence along the northern lines of Lots 25, 18 and 17 of Somerset Farms, Section One South 70 deg. 55 min. 11 sec. West 306.07 feet to a concrete monument found in Buffalo Road; thence along Buffalo Road North 07 deg. 08 min. 09 sec. East 242.91 feet to an iron pin set in the southern right-of-way margin of Coley Davis Road; thence along said margin North 56 deg. 45 min. 55 sec. East 165.00 feet to an iron pin, the POINT OF BEGINNING, containing 1.37 acres more or less, and being all of Tract I of Harpeth Springs, Plat Book 6900, Page 421.

Being the same property conveyed to Concentric Senior Care, LLC, a Delaware limited liability company, by Warranty Deed from Psalms 65 Unit 1, LLC, a Tennessee limited liability company, of record in Instrument No. 20180329-0029478, in the Register's Office for Davidson County, Tennessee, dated March 26, 2018, and recorded on March 29, 2018.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever;

and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 13th day of July, 2023.

Concentric Senior Care, LLC, a Delaware limited liability company

By: Jerry C. Vaughan, Sr.
Jerry C. Vaughan, Sr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary of the state and county mentioned, personally appeared Jerry C. Vaughan, Sr., Sole Member of Concentric Senior Care, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Sole Member of Concentric Senior Care, LLC, the within named bargainor, a Delaware Limited Liability Company, and that such Jerry C. Vaughan, Sr of Concentric Senior Care, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 13th day of July, 2023.

Notary Signature

Printed Name: Ashley Rudy

My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 13 day of July, 2023.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 July 13, 2023.

Signature
July 13, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 13, 2023

Notary's Signature

My Commission Expires: 4-13-25

