THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attention: Blake C. Bars, Esq.

Karen Johnson Davidson County
Batch# 1038013 DEEDWARRSP
08/14/2023 11:21:30 AM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20230814-0062977

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
2400 Clarksville Owner, LLC 4117 Hillsboro Pike, Ste. 103-265 Nashville, Tennessee 37215	[Same]	081-060-486.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. WORD HOLDINGS LLC, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and by these presents does transfer and convey unto 2400 CLARKSVILLE OWNER, LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, certain real estate situated in the City of Nashville, Davidson County, Tennessee and more particularly described on Exhibit A to this Special Warranty Deed, which is attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 2400 Clarksville Pike, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this Special Warranty Deed, which is attached hereto and incorporated herein by reference.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 7 day of August, 2023.

GRANTOR:

J. WORD HOLDINGS LLC
a Tennessee limited liability company

By: _____
Jason Word, its Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Dara Cancel, a Notary Public with authority to act in the State and County aforesaid, Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 7 day of August, 2023.

_____
Notary Public

My Commission Expires: 06/28/26

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

AFFIDAVIT OF CONSIDERATION OR VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned affiant hereby swears or affirms that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **Three Million and 00/100 Dollars ($3,000,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of August 2023.

Notary Public

My Commission Expires: 3.3.26

PAULA S. BRAGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 03, 2026

EXHIBIT A

Legal Description

Beginning at an iron rod situated in the Westerly margin of 24th Avenue North, said point also being the Southeast corner of the Milton Pitts, Jr. property of record in Instrument No, 200306200085593, in the Register's Office for Davidson County, Tennessee.

Thence, along said road, South 06 degrees 45 minutes 20 seconds West a distance of 270.23 feet to an iron rod;

Thence, along said road, along a curve to the right, having a central angle of 116 degrees 00 minutes 15 seconds, a tangent of 40.01 feet, a radius of 25.00 feet, a length of 50.62 feet, and having a chord which bears South 64 degrees 45 minutes 28 seconds West a distance of 42.40 feet to an iron rod situated in the Northerly margin of Clarksville Pike;

Thence, along said road, North 57 degrees 14 minutes 25 seconds West a distance of 410.87 feet to iron rod;

Thence, along said road, along a curve to the right, having a central angle of 57 degrees 25 minutes 12 seconds, a tangent of 19.17 feet, a radius of 35.00 feet, a length of 35.08 feet, and having a chord which bears North 28 degrees 31 minutes 48 seconds West a distance of 33.63 feet to an iron rod situated in the Easterly margin of 25th Avenue North;

Thence, along said road, North 05 degrees 12 minutes 32 seconds East a distance of 77.85 feet to an iron rod;

Thence, along said road, North 05 degrees 02 minutes 43 seconds East a distance of 125.41 feet to an iron rod;

Thence, leaving said road, South 83 degrees 54 minutes 04 seconds East a distance of 147.08 feet to an iron rod;

Thence, South 06 degrees 42 minutes 08 seconds West a distance of 124.59 feet to an iron rod;

Thence, South 84 degrees 13 minutes 22 seconds East a distance of 283.50 feet to the point of beginning and containing 104,025.955 square feet or 2.388 square feet.

Also being Lot 1 on the recorded plat entitled "25th & Clarksville SP" of record in Instrument No.20100602-0042345, in the Register's Office for Davidson County, Tennessee.

ALSO BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

Being a parcel of land located in the 2nd Council District of Davidson County, shown as Lot 1 on the Plat of Record in Instrument No. 20100602-0042345, being located at the northwest intersection of Clarksville Pike and 24th Avenue North and being more particularly described as follows:

BEGINNING at an iron pin (found) in the westerly right-of-way of 24th Avenue North, said iron pin being the northeast corner of the herein described property, thence, along the westerly right-of-way of 24th Avenue North, South 06 degrees 36 minutes 18 seconds West, 270.30 feet to a mag nail (found);

Thence, with a curve to the right. having an arc length of 50.63 feet, a radius of 25.00 feet, a chord bearing of South 64 degrees 37 minutes 33 seconds West, a chord length of 42.41 feet to an iron pin (found) in the northerly right-of-way of Clarksville Pike;

Thence, along said right-of-way, North 57 degrees 21 minutes 13 seconds West, 410.92 feet to a mag nail (found);

Thence, with a curve to the right, having an arc length of 38.12 feet, a radius of 35.00 feet, a chord bearing of North 26 degrees 09 minutes 17 seconds West, a chord length of 36.26 feet to an iron pin (found) in the easterly right-of-way of 25th Avenue North:

Thence, along said right-of-way the following 2 calls:

North 05 degrees 02 minutes 38 seconds East, 74.89 feet to an iron pin (set):

Thence, North 04 degrees 55 minutes 54 seconds East, 125.41 feet to a mag nail (found);

Thence, leaving the easterly right-of-way of 25th Avenue North, South 84 degrees 00 minutes 55 seconds East, 147.08 feet to an iron pin (set);

Thence, South 06 degrees 35 minutes 17 seconds West, 124.59 feet to an iron pin (set);

Thence, South 84 degrees 20 minutes 00 seconds East, 283.43 feet to the POINT OF BEGINNING, containing 2.39 acres, more or less, according to a survey by Jeffrey A. Leopard, RLS No. 2415, dated June 5, 2023.

Being the same property conveyed to J. Word Holdings LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Moran Foods, LLC, a Missouri Limited Liability Company, of record in Instrument No. 20201019-0121200 Register's Office for Davidson County, Tennessee, dated October 09, 2020 and recorded on October 19, 2020.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record as Instrument Number 20100602-0042345, Register's Office of Davidson County, Tennessee, shown on Survey Job. No. LS-1713 prepared by Jeffrey A. Leopard, TN RLS #2415 of B2L Land Surveyors and dated 6-5-2023 (the "Survey").

3. Inspection and Maintenance Agreement of record in Instrument Number 20100405-0025179, in the Register's Office for Davidson County, Tennessee.

4. Utility Easement of record in Instrument Number 20220617-0069757, in the Register's Office for Davidson County, Tennessee, shown on the Survey.

5. Terms, conditions and licenses as set forth in unrecorded Charging Station Access Agreement between J. Word Properties, LLC and EVgo Services LLC dated 12-28-2021.

6. Terms and provisions of unrecorded lease by and between J. Word Holdings LLC, a Tennessee limited liability company, Lessor, and J. Word Enterprises LLC, a Tennessee limited liability company d/b/a SAVE-A-LOT, Lessee, dated 9-29-2020, as amended by that certain addendum to commercial lease agreement dated 4-25-2022.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 8/7/2023 (date of document).

Affiant Signature

8/14/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

