This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1050680 DEEDWARRSP
09/15/2023 02:25:30 PM 6 pgs
Fees: $33.00 Taxes: $5,365.00
20230915-0072659

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
KKJ Enterprises, LLC 1435 Stewart's Ferry Pike Hermitage, TN 37076	Same	096-01-0-144.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **GARY RUSSELL FLETCHER**, an individual ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **KKJ ENTERPRISES, LLC**, a Tennessee limited liability company ("Grantee"), that certain real estate located in Davidson County at 2715 Old Lebanon Road, Tennessee 37214 described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

I further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature and acknowledgement on following page(s).]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 14th day of September, 2023.

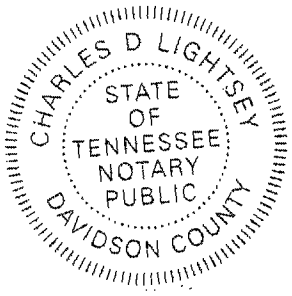
GRANTOR:

By: Gary R. Fletcher
Gary Russell Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary Russell Fletcher, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of September, 2023.



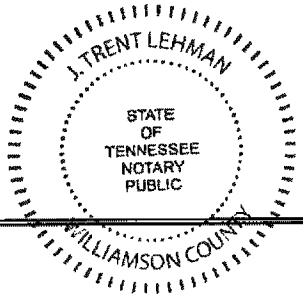
Notary Public
My Commission Expires: 3/5/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of September, 2023.



Notary Public

My commission expires: 11/3/25

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot Number 3 on the Plan of Donelson Plaza Subdivision, of record in Book 5200, Page 381, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary Russell Fletcher by Quitclaim Deed from The Estate of Harry W. Fletcher, Jr., Janice Leigh Gilley, Executrix, of record in Instrument No. 20071227-0147986, in the Register's Office of Davidson County, Tennessee, dated December 20, 2007, and recorded on December 27, 2007.

EXHIBIT B

Permitted Encumbrances

1. Real Property Taxes for the year 2023 and all subsequent years, liens not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DONELSON PLAZA SUBDIVISION, as recorded in Plat Book 5200, Page 381, Register's Office for Davidson County, Tennessee.
3. Restrictions and Easements set out in Deed recorded in Instrument No. 20001128-0116821, Register's Office for Davidson County, Tennessee.
4. Affidavit recorded in Instrument No. 20001128-0116822, Register's Office for Davidson County, Tennessee.
5. Easement recorded in Book 10425, Page 376, Register's Office for Davidson County, Tennessee.
6. Access and Use Easement recorded in Instrument No. 20001128-0116823, Register's Office for Davidson County, Tennessee.

I, J. Trent Lehman, 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 9/15/23 (date of document).

Affiant Signature

9/15/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2023

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY