Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1083004
12/18/2023 10:27:29 AM
Fees: $18.00 Taxes: $3,145.00

Davidson County
DEEDWARRSP
3 pgs

20231218-0097243

STATE OF TENNESSEE, COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

Affiant

Subscribed and sworn to me on December 15th 2023.

NOTARY PUBLIC

My Commission Expires: 3/27/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Pete Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36697

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
SGT Judy Reaux, LLC 7012 City Center Way suite 238 Fairview, TN 37062	NEW OWNER	142-04-0B-002.00 CO (Unit 151) 142-04-0B-003.00 CO (Unit 153) 142-04-0B-004.00 CO (Unit 155)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Goldstein Family Bellevue Properties, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SGT Judy Reaux, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The conveyance of the above-described parcel of land is subject to the following: (i) 2023 Davidson County property taxes and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

151, 153, and 155 Belle Forest Circle, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but no further or otherwise. 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.

WITNESS my/our hand(s) this 14th day of December, 2023.

Goldstein Family Bellevue Properties, a Tennessee general partnership

BY: Estate of Bernard D. Goldstein, Deceased
Authorized Signor

BY: _____
Harlan Dodson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Harlan Dodson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of Goldstein Family Bellevue Properties, a Tennessee general partnership, the within named bargainor, and that he as such Executor of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of Goldstein Family Bellevue Properties, a Tennessee general partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of Goldstein Family Bellevue Properties, a Tennessee general partnership, by himself in said capacity.

Witness my hand and official seal, this 14th day of December, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires MAY 16, 2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units Nos. A-2, A-3, and A-4, each of Building "A" on the Plan of Buildings A, B, & C, Bellevue Office Park Condominiums Offices, a Horizontal Property Regime, established by a Master Deed of record in Book 6040, page 701, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to Goldstein Family Bellevue Properties, by deed from Goldstein & Shmerling, C.P.A.'s a general partnership composed of Bernard D. Goldstein and Michael D. Shmerling, of record in Book 8841, Page 38, Register's Office for Davidson County, Tennessee, dated December 7, 1992 and recorded on January 14, 1993. Also see Warranty Deed in Book 6161, Page 464 and Warranty Deed in Book 6161, Page 480 and Warranty Deed in Book 6161, Page 493, Register's Office for Davidson County, Tennessee.