THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1083979 DEEDWARRSP
12/20/2023 08:18:59 AM 5 pgs
Fees: $28.00 Taxes: $13,690.00
20231220-0097977

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
213 Whitsett Road, LLC 1616 Westgate Circle Brentwood, Tennessee 37027	New Owner(s)	119-10-0-240.00

FOR AND IN CONSIDERATION of the sum of Three Million Seven Hundred Thousand and 00/00 Dollars ($3,700,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LARRY D. TUCKER and JUDITH D. TUCKER, each a resident of the State of Tennessee (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto 213 WHITSETT ROAD, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 213 Whitsett Road, Nashville, Davidson County, Tennessee 37210. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth hereinabove, they are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that the same is unencumbered. Grantors further covenant and bind themselves and their successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantors only, except for claims arising out of the matters set forth hereinabove.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures, as of the 15th day of December, 2023.

GRANTORS:

LARRY D. TUCKER

JUDITH D. TUCKER

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Josh Hankins, the Undersigned Notary Public of said County and State, personally appeared LARRY D. TUCKER and JUDITH D. TUCKER, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 15 day of December, 2023.

Notary Public

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Million Seven Hundred Thousand and 00/00 Dollars ($3,700,000.00).

AFFIANT

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

Notary Public

My Commission Expires: September 8, 2025

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Sept.08, 2025

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Whitsett Park, Section 5, of record in Plat Book 6250, page 342, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING a portion of the same property conveyed to LARRY D. TUCKER AND WIFE, JUDITH D. TUCKER, by deed from HORRELL REFRIGERATION, INC., of record in Book 5511, page 208, dated October 5, 1979, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any facts, rights, interests or claims that may exist or arise by reason of the matters disclosed by an ALTA/NSPS survey made by Timothy Mark Donlon, RLS No. 2297, Donlon Land Surveying, LLC, dated December 13, 2023, designated Job No.: 223123.

4. Matters shown on the Plan of record in Book 6250, page 342, said Register's Office.

5. Rights and interests of parties in possession under one or more unrecorded leases.