Karen Johnson
Batch # 1096169
01/31/2024 08:56:05 AM
Fees: $33.00 Taxes: $14,430.00
Davidson County
DEEDWARRSP
6 pgs
20240131-0006696

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
FSS Holdings LLC 305 Williams Avenue Madison, TN 37115	Same	072-02-0-051.00

FOR AND IN CONSIDERATION of the sum of Three Million Nine Hundred Thousand and 00/100 Dollars ($3,900,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 1001 W KIRKLAND AVE, LLC, a Tennessee limited liability company, as to a fifty-eight and eight one-hundredths percent (58.08%) undivided tenant-in-common interest, and WDR LIMITED PARTNERSHIP, an Alabama limited partnership, as to a forty-one and ninety-two one-hundredths percent (41.92%) undivided tenant-in-common interest (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto FSS HOLDINGS LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 1001 West Kirkland Avenue, Nashville, Tennessee 37216. 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. Grantor covenants that, subject to the matters set forth in Exhibit B attached hereto, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their respective successors and assigns to warrant and forever defend the title to the 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 Grantor only, except for claims arising out of the matters set forth in Exhibit B attached hereto.

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

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signatures, this 19th day of January, 2024.

GRANTOR:

1001 W KIRKLAND AVE, LLC

By: Fresh Capital, LLC, Manager

By:_____
J. Matthew Bodnar, Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Before me, JEFFRY GORDON, a Notary Public of said County and State, personally appeared J. Matthew Bodnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of Fresh Capital, LLC, a Tennessee limited liability company, the Manager of 1001 W KIRKLAND AVE, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Manager of the Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager of the Manager.

Witness my hand and seal, at Office in BIRMINGHAM, ALABAMA, this 19th day of January, 2024.

JEFFRY B GORDON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
DECEMBER 02, 2026

_____
Notary Public

My Commission Expires:

GRANTOR:

WDR LIMITED PARTNERSHIP

By: Bodnar Investment Group, Inc., General Partner

By: _____
J. Michael Bodnar, President

STATE OF ALABAMA)

COUNTY OF Jefferson)

Before me, JEFFRY GORDON, a Notary Public of said County and State, personally appeared J. Michael Bodnar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Bodnar Investment Group, Inc., an Alabama business corporation, the General Partner of WDR LIMITED PARTNERSHIP, the within named bargainor, an Alabama limited partnership, and that he, as such President of the General Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as President of the General Partner.

Witness my hand and seal, at Office in BIRMINGHAM, ALABAMA, this 19th day of January, 2024.

_____
Notary Public

JEFFRY B GORDON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
DECEMBER 02, 2026

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Million Nine Hundred Thousand and 00/100 Dollars ($3,900,000.00).

AFFIANT

Sworn to and subscribed before me, this 22 day of January, 2024.

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

Notary Public

My Commission Expires: 10/21/25

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING a parcel of land in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, located north of West Kirkland Avenue and 1200 feet, more or less, west of Gallatin Road and being more particularly described as follows:

BEGINNING at an iron pin new in the southwesterly corner of Andrew J. Ecker of record in Instrument Number 20150821-0084448, R.O.D.C., said pin being in the northerly margin of West Kirkland Avenue, and being the southeasterly corner of herein described property;

THENCE, with said northerly margin, N 86 deg. 14' 18" W, 386.15 feet to an iron pin new in the easterly margin of CSX Transportation Railroad;

THENCE, with said railroad margin and a curve to the left 503.47 feet to an iron pin new, said curve having a central angle of 13 deg. 42' 51", a radius of 2103.40 feet and a chord of N 34 deg. 08 ' 00" E, 502.27 feet;

THENCE, with the southerly line of Stevenson Trust No. 7, of record in Instrument number 20060607-0067700, R.O.D.C., S 79 deg. 19' 55"E, 139.63 feet to an iron pin in the westerly line of above-mentioned Ecker;

THENCE, with Ecker's westerly line S 04 deg. 38' 31" W, 418.20 feet to the point of beginning. Containing 107,864 square feet or 2.476 acres, more or less.

BEING the same property conveyed to 1001 W KIRKLAND AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KIRKLAND AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171208-0125355, dated December 6, 2017, said Register's Office. 1001 W KIRKLAND AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY further conveyed to WDR LIMITED PARTNERSHIP, AN ALABAMA LIMITED PARTNERSHIP, A FORTY-ONE AND 92/100 (41.92%) PERCENT UNDIVIDED INTEREST, of record in Instrument No. 20180605-0053922, dated June 4, 2018, 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. Transmission Line Easement of record in Book 701, page 317, said Register's Office.

3. Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad.

4. Rights and interest of parties in possession, as tenants only, under one or more unrecorded leases.