This instrument prepared by and after recording return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, Tennessee 37027
Attn: Kim Spann, Esq.

Karen Johnson Davidson County
Batch# 1099917 DEEDWARRSP
02/09/2024 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20240209-0009371

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
3940 Dickerson Pike, LLC 1616 Westgate Circle Brentwood, Tennessee 37027 C/O Kimbra Spann	3940 Dickerson Pike, LLC 1616 Westgate Circle Brentwood, Tennessee 37027 C/O Kimbra Spann	041-08-0-028.00

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 are hereby acknowledged, **JAMES HICKMAN**, a Tennessee resident and unmarried (widowed) man, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **3940 DICKERSON PIKE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9th day of February, 2024.

GRANTOR:

JAMES HICKMAN,
a Tennessee resident

By: James Hickman

Name: James Hickman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Hickman, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 9th day of February 2024.

Brenda Norton
Notary Public

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,300,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9th day of February, 2024.

Irene Kennedy
NOTARY PUBLIC

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/20/2026

Exhibit "A"

Legal Description of Property

J. B. Kennaston's subdivision Lot Four Description.

Being land in the Tenth Civil District of Davidson County, Tennessee, and being Lot No. 4 on the plan of the subdivision of J. B. Kennaston's , not of record, and described more precisely as follows:

Beginning at a survey nail set in an existing sidewalk and being located 40 feet ± from the center line of Dickerson Pike, being the Southeast corner of Lot 4, and being a shared corner with Lot 3, also being in the Western Right-of-Way of Dickerson Pike;

Thence, leaving the Western Right-of-Way of Dickerson Pike with the common line of Lots 3 and 4, N 64° 35' 43" W 478.21 feet to an existing iron rod, being the Southwest corner of Lot 4, and being a shared corner with Lot 3;

Thence, leaving the common line of Lots 3 and 4, N 29° 25' 09" E 100.48 feet to an iron rod set, being the Northwest corner of Lot 4, and being a shared corner with Lot 5;

Thence, leaving said line with the common line of Lots 4 and 5, S 64° 34' 18" E 468.62 feet to a survey nail set in asphalt, being the Northeast corner of lot 4, and being a shared corner with lot 5, also being in the Western Right-of-Way of Dickerson Pike;

Thence, Leaving the common line with Lots 4 and 5 with the Western Right-of-Way of Dickerson Pike, S 23° 56' 44" W 100.08 feet to the point of beginning.

Subject to a Sidewalk and Utilities Easement as of record in Instrument No. 20201119-0136401, and subject to an Ingress/Egress and Utilities Easement as of record in Instrument No. 20201124-0137832 Register's Office of Davidson County, Tennessee.

Containing: 1.09 Acres ±

Surveyed June 30 of 2023 by L. Steven Bridges Jr. RLS 1740, of Bridges Land Surveying and Consulting 205 Shivel Drive, Hendersonville, Tennessee 37075, Phone 615-822-5394.

Being a portion of the same property conveyed to James Hickman by Warranty Deed from Patricia Kay Frensley dated June 7, 2012 and of record in Instrument No: 20120612-0051107, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2024; a lien, not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No: 20200504-0046398, Register's Office for Davidson County, Tennessee.

3. Sidewalk and Utilities Easement Deed of record in Instrument No: 20201119-0136401, Register's Office for Davidson County, Tennessee.

4. Ingress/Egress and Utilities Easement Deed of record in Instrument No: 20201124-0137832, Register's Office for Davidson County, Tennessee.

5. Rights of tenants, as tenants only, under recorded or unrecorded leases.

6. Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on Survey No. 6409, prepared by L Steven Bridges Jr. of Bridges Land Surveying, RLS #1740, dated June 30, 2023.

Certificate of Authenticity

I, Kinkra Spann, 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 02/09/2024.

Date

Affiant Signature

02/09/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of February, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY