Karen Johnson Davidson County
Batch# 1106322 DEEDWARRSP
03/01/2024 07:07:30 AM 9 pgs
Fees: $48.00 Taxes: $6,475.00
20240301-0014101

SPECIAL WARRANTY DEED

FROM: McRedmond Family Partners

TO: Massman Drive Partners, LLC

This instrument was prepared by:
William D. Pugh, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number(s):
Massman Drive Partners, LLC P.O. Box 100902 Nashville, TN 37224	Same	Map 106-00 Parcel 62 Map 107-00 Parcel 18 Map 107-00 Parcel 136 Map 107-00 Parcel 138

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,750,000.00.

Affiant

Sworn to and subscribed before me, this 26th day of February, 2024.

Notary Public

My Commission Expires:_____

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, MCREDMOND FAMILY PARTNERS, a Tennessee general partnership (hereinafter called the "Seller") by these presents does transfer, sell and convey unto MASSMAN DRIVE PARTNERS, LLC, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 903 Massman Drive and unimproved property located at 925 Massman Drive and 0 Massman Drive, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 28 day of February, 2024.

[*Signatures on Following Pages*]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

SELLER: **MCREDMOND FAMILY PARTNERS,**
a Tennessee general partnership

By: Carole M. Nadler, Authorized Managing Partner

Name: Carole M. Nadler

Title: Authorized Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, R. L. Moore, a Notary Public in and for the County and State aforesaid, personally appeared Carole M. Nadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Managing Partner of McRedmond Family Partners, the within named bargainor, a Tennessee general partnership, and that he/she as such Authorized Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Authorized Managing Partner.

~~Witness~~ my hand and seal at office in Nashville, Tennessee, this 28th day of February, 2024.

Notary Public

My Commission Expires: Nov 8, 2027

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED

SELLER: **MCREDMOND FAMILY PARTNERS,**
a Tennessee general partnership

By: Evelyn Rodgers
Authorized Managing Partner
Name: Evelyn Rodgers

Title: Authorized Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, R. L. Moore, a Notary Public in and for the County and State aforesaid, personally appeared Evelyn Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Managing Partner of McRedmond Family Partners, the within named bargainor, a Tennessee general partnership, and that he/she as such Authorized Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Authorized Managing Partner.

~~Witness~~ my hand and seal at office in Nashville, Tennessee, this 28th day of February, 2024.

Notary Public

My Commission Expires: Nov 8, 2027

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1:

Certain real property located in the Davidson County, Tennessee, more particularly described as follows: Land in the 13th Councilmanic District of Nashville, Davidson County Tennessee, being part of the property conveyed in Deed Book 2963, page 219, Register's Office for said county and more particularly described as follows:

Beginning in the westerly right of way of Massman Drive and the southerly right of way of Interstate 40 (Project No. I-40-5(7) 211); thence along the westerly side of Massman Drive S 18° 53′ E, 455.73 feet to the north line of the Ben Jones Subdivision, recorded in Book 6200, Page 273, R.O.D.C.; thence leaving Massman Drive and along said Ben Jones Subdivision S 88° 37′ 57″ W, 445.71 feet to a concrete monument on the easterly side of a road bed; thence generally with said road bed N 21° 48′ 46″ W, 408.56 feet to the southerly right of way of said Interstate 40 and near the south side of an access road; thence with the south right of way of Interstate 40 N 78° 55′ 56″ E, 152.22 feet; thence S 87° 02′ 04″ E, 103.1 feet; thence N 78° 55′ 56″ E, 201.3 feet to the Point of Beginning.

Being the same property conveyed to McRedmond Family Partners, a Tennessee general partnership, by Deed from Joanne M. Crowell, Monica M. Terry, Patrick J. McRedmond, Jr., Evelyn M. Rodgers, Carole M. Nadler, Maureen M. Foy, Sharon M. Pigott, Paul McRedmond and Ann M. Waddey, of record in Instrument No. 200703190032842, in the register's office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County State of Tennessee, being part of Lots Nos. 1 and 2 on the plan of Ben Jones Subdivision, of record in Book 6200, page 273, Register's Office for said County, and described as follows:

Beginning at a concrete monument in the westerly margin of Massman Drive at the northeast corner of said Lot No. 1; thence leaving Massman Drive along the northerly line of said Lot No. 1, south 84° 11′ 55" west 450.09 feet to a concrete monument in the northeasterly margin of a private road; thence with the northeasterly margin of said private road, along the westerly line of said Lot No. 1 and then continuing along the westerly line of said Lot No. 2, south 26° 14′ 48" east, passing an iron pin (Reference Point "A") at the most westerly common corner of said Lot No. 1 and said Lot No. 2 at 260.95 feet, a total distance of 408.87 feet to a concrete monument at the southwest corner of said Lot No. 2; thence with the southerly line of said Lot No. 2 north 85° 56′ 48" west 174.04 feet to an iron pin at the southwest corner of the property conveyed to Ben Jones, Jr. and wife, by the deed recorded in Book 5632 at page 900 in said Register's Office; thence with the westerly line of said Jones' property north 18° 58′ 58" west 100.0 feet to an iron pin located: (a) at the northwest corner of said Jones' property, (b) an interior corner of the lines between said Lot No. 1 and said Lot No. 2, (c) north 63° 45′ 12" east 66.42 feet and south 69° 24′ 51" east 156.94 feet from Reference Point "A" and (d) at the westerly corner of the property conveyed to Ben Jones, Jr. and wife by the deed recorded in Book 6835 at page 904 in said Register's Office; thence with the northerly line of the last mentioned Jones property, eastwardly 221 feet, more or less, to a point in the westerly margin of Massman Drive located north 18° 58′ 58" east 30 feet along the westerly margin of Massman Drive from an iron pin at the front common corner of said Lot No. 1 and

said Lot No. 2; thence with the westerly Margin of Massman Drive north 18° 58′ 58" west 276.01 feet to the point of beginning.

Being part of the same property conveyed to McRedmond Family Partners, L. P., a Tennessee limited partnership, by Deed from Patrick J. McRedmond and Ann M. McRedmond, of record in Book 9205, Page 37, in the register's office of Davidson County, Tennessee. McRedmond Family Partners, L. P., a Tennessee limited partnership having since merged into and became known as McRedmond Family Partners, a Tennessee general partnership, as evidenced by Certificate of Merger in Instrument No. 200001030000327, in the register's office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2024, not yet due and payable, from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

2. Subject to all matters shown on plat(s) of record in Plat Book 6200, Page 273, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

3. Subject to all matters contained in Deed of record in Book 3029, Page 43, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

4. Subject to all matters contained in Deed of record in Book 3097, Page 352, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

5. Subject to terms and provisions of Easement, by and between Ben Jones and wife, Ada Jones and City of Nashville, of record in Book 3277, Page 353, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

6. Subject to terms and provisions of Easement by and between P. J. McRedmond, an unmarried man and City of Nashville, of record in Book 3277, Page 364, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

7. Subject to terms and provisions of Easement for Water Line, by and between Ben Jones and wife, Ada Jones and Clara Bennett, et al, of record in Book 3502, Page 20, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

8. Subject to terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between P. J. McRedmond and wife, Ann Marie McRedmond and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 3641, Page 291, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

9. Subject to all matters contained in Deed of record in Book 3810, Page 963, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

10. Subject to all matters contained in Deed of record in Book 3811, Page 194, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

11. Subject to all matters contained in Deed of record in Book 3959, Page 877, in the Register's Office of Davidson County, Tennessee. (Affects Tract 1)

12. Subject to all matters contained in Deed of record in Book 6882, Page 442, in the Register's Office of Davidson County, Tennessee. (Affects Tract 2)

13. Subject to lack of direct access to a controlled access highway, I-40.

14. Subject to that portion of the land embraced within the bounds of any public road or thoroughfare.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 02/28/2024

Bainbridge Dillion
Affiant Signature

Date: 02/28/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 02/28/2024

Notary's Seal

