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| THIS INSTRUMENT PREPARED BY:<br><br>MUDTER, PATTERSON & COX PLLC<br>Attorneys at Law<br>3811 Bedford Avenue, Suite 205<br>Nashville, Tennessee 37215<br>(615) 383-4429 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 11th day of March, 2024.<br><br>Notary Public<br><br>My Commission Expires: 7-7-27 |

Karen Johnson Davidson County
Batch# 1109601 DEEDWARRSP
03/11/2024 12:57:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20240311-0016745

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2027

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
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| JGP Achiever Bedford, LLC<br>421 East Iris Drive, Suite 205<br>Nashville, TN 37204 | New Owner | Map and Parcel No.:<br>117100C20400CO |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Patricia Shepherd Mynatt, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JGP Achiever Bedford, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 3811 Bedford Avenue, Suite 204, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successor and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, her heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under her but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2023.

Patricia Shepherd Mynatt

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Patricia Shepherd Mynatt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2024.

Notary Public

My Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 204, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Together with parking spaces 24 and 25 as shown on Exhibit "A" to Amendment No. 3 to Master Deed for Bedford Plaza Office Condominiums recorded as Instrument No. 20140929-0089626, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John T. Mynatt, married by deed dated April 10, 2008 from Katlan Properties of record in Instrument No. 20080411-0036885, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 2, 2020 of record in Instrument No. 20200408-0036814, Register's Office for Davidson County, Tennessee, John T. Mynatt, married, conveyed subject property to John T. Mynatt and Patricia Shepherd Mynatt, husband and wife. John T. Mynatt having since died on December 7, 2023 leaving Patricia Shepherd Mynatt as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.
6. Easement for public utility and drainage of record in Instrument No. 20060811-0099296, Register's Office for Davidson County, Tennessee.

7. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20070306-0027275, Register's Office for Davidson County, Tennessee.
10. Construction Easement Agreement of record in Instrument No. 20061121-0144729, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 3/11/24 (date of document).

Affiant Signature

3/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027