Karen Johnson Davidson County
Batch # 1117227 DEEDWARRSP
04/02/2024 10:50:23 AM 5 pgs
Fees: $28.00 Taxes: $18,130.00
20240402-0022815

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):
Toman Ventures, LLC 2712 Westwood Drive Nashville, Tennessee 37204	Same	040-00-0-160.00

FOR AND IN CONSIDERATION of the sum of Four Million Nine Hundred Thousand and 00/100 Dollars ($4,900,000.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BELL GROUP, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto TOMAN VENTURES, 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 7421 Old Hickory Boulevard, Whites Creek, Tennessee 37189. 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 above, 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 itself and its 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 hereinabove.

<Signatures and notary acknowledgments appear on following page.>

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 27 day of March, 2024.

GRANTOR:

BELL GROUP, LLC

By:_____
Derek Bell, Sole Member

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Derek Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of BELL GROUP, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 27 day of March, 2024.

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

_____
Notary Public

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 Four Million Nine Hundred Thousand and 00/100 Dollars ($4,900,000.00).

AFFIANT

Sworn to and subscribed before me, this 29th day of March, 2024.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND lying in the 3rd Councilmanic district of Davidson County, Tennessee, and being further described as follows:

BEGINNING at a railroad spike in the center of Old Hickory Boulevard, said spike is about 2000 feet West of the intersection of said Boulevard and the centerline of Interstate 24 overpass; thence, with the center of said Boulevard S. 80 degrees 06 minutes W 99.67 feet to a railroad spike in the center of said Boulevard; thence S 78 degrees 57 minutes W 100.57 feet to a railroad spike in the center of said Boulevard; thence, N 11 degrees 00 minutes W crossing an iron pipe at 31.31 feet running approximately 1 foot East of a wooden rail fence, in all 280.84 feet to an iron pipe approximately 1 foot East of said fence line; thence, with a wire fence N 11 degrees 03 minutes 56 seconds W 403.08 feet to an iron pin at the intersection of a fence running West; thence, N 76 degrees 55 minutes E 32.62 feet to an iron pin; thence S 35 degrees 48 minutes 21 seconds E. 399.81 feet to an iron pin in a wire fence line; thence, with said fence line S 11 degrees 03 minutes 50 seconds East (erroneously referenced as WEST in prior conveyances) at 293.65 feet crossing a galvanized fence post in all 324.01 feet to the place of beginning containing 2.4 acres more or less.

BEING the same property conveyed to BELL GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KENNETH JAKES, SUCCESSOR TRUSTEE OF THE ELLIS P. JAKES REVOCABLE LIVING TRUST, of record as Instrument No. 20220513-0055096, dated May 10, 2022, 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 encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 262, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances of record as Instrument No. 20160204-0010825, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20230302-0014844, said Register's Office.

7. Title to that portion of the Subject Property embraced within the bounds of any streets, roads or highways.

8. The acreage or square footage contained in the description to the Subject Property.