This instrument was prepared by:
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Karen Johnson Davidson County
Batch# 1125537 DEEDWARRSP
04/22/2024 01:09:30 PM 6 pgs
Fees: $33.00 Taxes: $26,270.00
20240422-0028702

SPECIAL WARRANTY DEED

FROM: Harwell-Allen Partnership, a Tennessee general partnership, as Grantor

TO: Jackson Park, LLC, a Tennessee limited liability company, as Grantee

Address New Owner	Name and Address of the Person or Entity Responsible for the Payment of	Map/Parcel
Owner as follows:	Real Property Taxes	Numbers
Jackson Park, LLC	Same	Map 175
500 W. Cypress Creek Road #755		Parcel 144.00
Ft. Lauderdale, FL 33309		

STATE OF TENNESSEE:
COUNTY OF Williamson :

The actual consideration or value, whichever is greater, for this transfer is $7,100,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2024.

Notary Public

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/8/27

THIS SPECIAL WARRANTY DEED is from Harwell-Allen Partnership, a Tennessee general partnership (the "Grantor"), to Jackson Park, LLC, a Tennessee limited liability company (the "Grantee").

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold, and by these presents does transfer and convey, unto Grantee and its successors and assigns, the following (collectively, the "Premises"): the certain real property situate, lying and being in Davidson County, Tennessee, and more particularly described in Exhibit "A" hereto (the "Land"), and all permanent improvements located on the Land, subject to the matters set forth on Exhibit "B" hereto (the "Permitted Exceptions").

The Land is improved property with a street address of 3026 Owen Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the Premises to Grantee, and its successors and assigns, forever, together with all rights, privileges, easements and appurtenances belonging to or benefiting the Premises, subject to the Permitted Exceptions.

Grantor does further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Premises to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming the Premises or any part thereof by, through or under Grantor (other than claims arising from the Permitted Exceptions), but not further or otherwise.

[Signatures on next page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22nd day of April, 2024.

Harwell-Allen Partnership, a Tennessee general partnership

By: Jane R. Harwell
Jane R. Harwell, Partner

By: R. Chancellor Allen
R. Chancellor Allen, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Jane R. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Harwell-Allen Partnership, a Tennessee general partnership, the within named bargainor, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, TN, this 19th day of April, 2024.

Dawnelle B. Smith
Notary Public

My commission expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
March 3, 2026
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared R. Chancellor Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Harwell-Allen Partnership, a Tennessee general partnership, the within named bargainor, and that he as such Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Partner.

Witness my hand and seal, at office in Nashville, TN, this 19th day of April, 2024.

Dawnelle B Smith
Notary Public

My commission expires:

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
March 3, 2026
STATE OF TENNESSEE

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Exhibit "A"
Legal Description

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Section Two, Jackson Business Park Subdivision, of record in Plat Book 5200, Page 544, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin as it presently exists, said pin being the northerly right-of-way of proposed Owen Drive as shown on the Plan of Section One, Jackson Business Park, as of record in Book 5200, page 527, said Register's Office, and being the southeast corner of herein described tract; thence with the northerly right-of-way of said Owen Drive North 81 deg. 59 min. 00 sec. West, 60.00 feet to a concrete monument; thence, continuing with the northerly right-of-way of said Owen Drive and a curve to the right, said curve having a radius of 1046.556 feet, a length of 293.848 feet, to a concrete monument; thence; North 08 deg. 01 min. 00 sec. East, 504.96 feet to an iron pin falling in the southerly line of the John H. Moore, et ux property as of record in Book 542, page 291, said Register's Office; thence, with the southerly line of said John H. Moore's property, South 81 deg. 59 min. 00 sec. East, 350.0 feet to an iron pin, thence; leaving said common line with a new line South 08 deg. 01 min. 00 sec. West 545.94 feet to the point of beginning, and containing 4.296 acres, more or less.

Being the same property conveyed to R. Chancellor Allen and James F. Harwell d/b/a Harwell - Allen Partnership, by Quitclaim Deed from R. Chancellor Allen and H. Stanley Allen, Trustee of record in Book 9307, page 921, Register's Office for Davidson County, Tennessee, dated January 5, 1994 and recorded on April 11, 1994.

Being the same property conveyed to Harwell – Allen Partnership, a Tennessee general partnership, by Quitclaim Deed from R. Chancellor Allen and Jane R. Harwell, individually, and Jane R. Harwell as Trustee of the James F. Harwell Revocable Trust, of record as Instrument No. 20240202-0007595, dated February 2, 2024 and recorded on February 2, 2024.

Exhibit "B"
Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 544, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants of record in Book 6060, Page 449, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Rights or claims of tenants in possession, as tenants only, under unrecorded leases.

5. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Michael J. Feldbusch, TN RLS No. 3319, with U.S. Surveyor, dated February 19, 2024, last revised March 14, 2024, and designated as Job No. SS56560.DWG:

a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
b) Building setbacks
c) Overhead utility lines near the rear boundary of the property, as opposed to underground utility lines.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 April 22, 2024 (date of document).

Affiant Signature

April 22, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON