Karen Johnson Davidson County
Batch# 1130536 DEEDWARRSP
05/03/2024 07:58:30 AM 5 pgs
Fees: $28.00 Taxes: $19,240.00
20240503-0032443

THIS INSTRUMENT PREPARED BY:
Bryan K. Williams
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17th Floor, 150 Third Avenue South
Nashville, Tennessee 37201
(615) 244-4994

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,200,000.00.

Affiant

Subscribed and sworn to before me, this 02 day of May, 2024.

Notary Public

My Commission Expires: 08-24-2024

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Black Bear Capital, LLC 689 Davidson St Nashville, Tennessee 37213	SAME	095-14-0-117.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RONALD M. DENNIS, JERRY C. DENNIS AND STEVEN R. DENNIS** (collectively "Grantor") has bargained and sold, and hereby transfers and conveys, unto **BLACK BEAR CAPITAL, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to:

1. 2024 property taxes, a lien therefor, but not yet due and payable. Said property taxes have been assumed by Grantee, which agrees to pay them timely.

2. All matters shown on the survey of Michael H. Charette, Tennessee Registered Land Surveyor No. 2048, Cherry Land Surveying, Inc., dated October 24, 2023, and updated and amended from time to time, Project Job No. 23101.

3. All matters shown on the Plan of record in Book 4470, page 154, said Register's Office.

4. Title to that portion of the premises, if any, embraced within the right of way of the CSX Railroad.

5. License Agreement of record as Instrument No. 20240308-0016087, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, ~~her heirs~~ its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple. Grantor further covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now at any time hereafter shall be charged or encumbered in any manner whatsoever, except as specifically set out herein. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 2nd day of May, 2024.

By: _____
Ronald M. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD M. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

TINA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

By: _____
Jerry C. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY C. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

By: _____
Steven R. Dennis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN R. DENNIS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and has full authority to execute this instrument.

WITNESS my hand, at Nashville, Tennessee, this 2nd day of May, 2024.

_____
Notary Public

My Commission Expires: 10/17/2027

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

Property Description

A parcel of land in Davidson County, Tennessee, being Lot 19A, as shown on the map entitled Metropolitan Industrial Park Re-Subdivision of Section 13, of record in Plat Book 4470, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MORRIS DENNIS and wife, AGNES DENNIS, by deed from NAOMI CORRINE WILLLIAMS KING, of record in Book 5015, page 985, dated April 15, 1976, said Register's Office. MORRIS DENNIS and wife, AGNES DENNIS, conveyed said property to JACK W. ROBINSON, SR., TRUSTEE, for the purpose of terminating the tenancy by the entirety and creating a tenancy in common, by Quitclaim Deed of record as Instrument No. 20120126-0007454, dated January 20, 2012, said Register Office. MORRIS DENNIS and wife, AGNES DENNIS, further conveyed said property to RONALD M. DENNIS, JERRY C. DENNIS and STEVEN R. DENNIS by Quitclaim Deed of record as Instrument No. 20121129-0109617, dated November 27, 2012, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 05-02-2024.

Date

Lisa Farris

Affiant Signature

05-02-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of May, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

