Karen Johnson Davidson County
Batch# 1149180 DEEDWARRSP
06/20/2024 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $8,787.50
20240620-0046406

Prepared by:

Kimbra Spann, Attorney
Legal Spann Law
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,375,000.00

Affiant

Subscribed and sworn to before me this 17 th day of June, 2024.

Notary Public
My Commission Expires: 9/21/2024

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
CBAM Holdings, LLC, A Tennessee limited liability company	New Owner	082-02-0-040
1615 Franklin Ave.		
Nashville, TN 37206		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Augmented Limits, LLC, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CBAM Holdings, LLC, a Tennessee limited liability company

hereinafter called the GRANTEE, their heirs and assigns, the following tract or parcel of land, to-wit:

See Exhibits "A" & "B"

Being the same property conveyed to Augmented Limits, LLC, a Tennessee limited liability company by Warranty Deed from Christy A. Irwin, Timothy W. Summers, Christopher W. Summers, Clay R. Cantrell, and Faye Cantrell of record in Instrument No. 20201223-0153252, Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on December 23, 2020.

This conveyance is subject to any and all restrictions and easements of record, and subject to the permitted exceptions on Exhibit B.

This is improved property and the address of the herein described property is believed to be 1010 Whites Creek Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise, subject to the provisions of Exhibit A, the permitted exceptions.

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.

The effective date of this deed is the 14th day of June, 2024.

Augmented Limits, LLC, a Tennessee limited liability company

By: Jonathan Kelly Cressman
Jonathan Kelly Cressman, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public, **Jonathan Kelly Cressman**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the sole member of **Augmented Limits, LLC.**, the within named bargainor, and that such person as such member, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2024

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Legal Description

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 27, J.R. Love and E.A. Hail Subdivision of a part of the Brown Tract, as shown on plat of record in Plat Book 421, Page 130, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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 421, Page 130, Register's Office for Davidson County, Tennessee.

3. Restrictions of record as Instrument Number 20230928-0076266 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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. Agreement for Dedication of Public Right of Way of record in Instrument Number 20220110-0002808, in the Register's Office for Davidson County, Tennessee.

5. Right of Way of Whites Creek Pike.

6. Any and all existing exceptions of record not herein stated.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 14th day of June, 2024

Robert L. Scruggs, Affiant — Date 6-14-24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 14th day of June, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025