Karen Johnson Davidson County
Batch# 1151014 DEEDWARR
06/26/2024 10:26:30 AM 7 pgs
Fees: $38.00 Taxes: $7,955.00
20240626-0047784

Space above this line reserved for Recorder's use

TITLE OF DOCUMENT: Warranty Deed

DATE OF DOCUMENT: Effective as of June 17, 2024

GRANTOR: B & B Family Holdings LLP

GRANTEES: West Street Capital Partners, LLC

GRANTOR'S MAILING ADDRESS:
802 Lovell Road
Knoxville, TN 37932

GRANTEE'S MAILING ADDRESS: 6650 Rivers Avenue
Suite 105, PMB 90599
N. Charleston, SC 29406-4829

LEGAL DESCRIPTION: See Exhibit A and attached to the document.
REFERENCE DOCUMENT NUMBER: N/A

DRAFTED BY:
Joseph F. Hipskind, Jr., Esq
Armstrong Teasdale LLP
7700 Forsyth Blvd. #1800
St. Louis, MO 63105

AFTER RECORDING RETURN TO:

First American Title Insurance Company
101 S. Hanley Road, Suite 575
St. Louis, MO 63105
File 1221056

Property Address:

3300 Elm Hill Pike, Nashville, Tennessee 37214

This instrument prepared by:

Joseph F. Hipskind, Jr., Esq.
Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800
St. Louis, MO 63105

Return to:

First American Title Insurance Company
101 South Hanley Road, Suite 575
St. Louis, MO 63105

New Owner and Address:

West Street Capital Partners, LLC
6650 Rivers Avenue, Suite 105
PMB 90599
North Charleston, South Carolina 29406-4829
Attn: Chase Begor and Spencer Kushner

Send Tax Bills to:

West Street Capital Partners, LLC
6650 Rivers Avenue, Suite 105
PMB 90599
North Charleston, South Carolina 29406-4829
Attn: Chase Begor and Spencer Kushner

WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into this 17th day of June, 2024, by and between **B & B FAMILY HOLDINGS LLP**, a Tennessee limited liability partnership, having an address of 802 Lovell Road, Knoxville, Tennessee 37932 ("**Grantor**"); and **WEST STREET CAPITAL PARTNERS, LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 6650 Rivers Avenue, Suite 105, PMB 90599, North Charleston, South Carolina 29406-4829.

WITNESSETH:

That Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid in hand by Grantee, the receipt and sufficiency of which are hereby acknowledged and agreed, does by these presents **GRANT, BARGAIN AND SELL, CONVEY**

AND CONFIRM unto Grantee that certain real estate situated in Davidson County, Tennessee, as more particularly described on Exhibit A, attached hereto, subject only to instruments of record and real estate taxes for the year 2024 and thereafter.

TO HAVE AND TO HOLD, the same, together with all rights and appurtenances to the same belonging, unto Grantee and Grantee's successors and assigns forever. Grantor hereby covenants that Grantor and the heirs and assigns of Grantor shall and will WARRANT AND DEFEND the title to the premises unto the said Grantee and to the successors and assigns of said Grantee forever, against the lawful claims of all persons whomsoever.

[*Remainder of Page Intentionally Left Blank; Signature Page to Follow*]

IN TESTIMONY WHEREOF, the Grantor has executed this Deed as of the date first above written.

GRANTOR:

B & B FAMILY HOLDINGS LLP,
a Tennessee limited liability partnership

By: _____
R. Jason Barnes, Partner

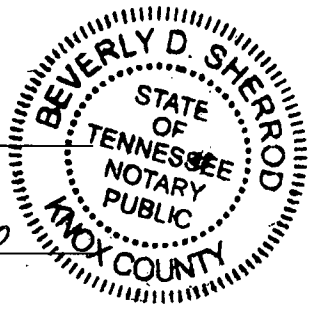
STATE OF Tennessee)
) SS
COUNTY OF Knox)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. Jason Barnes, 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 B & B Family Holdings LLP, the within-named bargainor, a Tennessee limited liability partnership, and that he as such partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such partner.

WITNESS my hand, at office, this 12th day of June, 2024.

_____
Notary Public

My Commission Expires: 2-7-26



OATH OF CONSIDERATION

STATE OF Connecticut)
) SS
COUNTY OF Fairfield)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF JUNE, 2024.

Francesca Christine Filardi
NOTARY PUBLIC

Francesca Christine Filardi
Notary Public-Connecticut
My Commission Expires
July 31, 2027

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Being land in the fourteenth Concilmanic District of Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 2 as shown on the survey entitled "Subdivision of the Robert Goss Jr. Property (Eatherly Subdivision)", and being of record in Instrument No. 200506100066805, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to B & B Holdings LLP, a Tennessee limited liability partnership, by Deed from Gregg H. Eatherly and wife, Susan L. Eatherly, of record in Instrument No. 202009160105536, in the Register's Office of Davidson County, Tennessee.

3300 Elm Hill Pike, Nashville, Tennessee 37214

Parcel Number: 10800033300

Tennessee Certification of Electronic Document

Kris Jergens, Escrow Officer

I, for First American Title, 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 6/17/2024 (date of document).

Kris Z. Jergens
Affiant Signature

6/21/24
Date

State of MN

County of Sherburne

Sworn to and subscribed before me this 21st day of June, 2024.

Janet Artmann
Notary's Signature

JANET ARTMANN
Notary Public, State of Minnesota
My Commission Expires
January 31, 2025

MY COMMISSION EXPIRES: 1-31-2025

NOTARY'S SEAL