Karen Johnson Davidson County
Batch# 1164358 DEEDWARR
07/30/2024 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20240730-0057718

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37072
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,400,000.00**

Subscribed and sworn to before me this 26th day of July, 2024.

Notary Public **Affiant**

My Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
SP&JC, LLC., **1708 Hillmont Dr.** **Nashville, TN 37215**	Same as New Owner	**096-02-0-015.00** **096-02-0-016.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **William C Gifford, Jr.**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **SP&JC, LLC., a Tennessee Limited Liability Company**, the Grantee(s) herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land being located in the 3rd Civil District of Davidson County, Tennessee, being described as follows:

Tract 1:

Being parts of Lots Nos. 2, 3 and 4 on the Plan of the E. B. Graves Land, as of record in Plat Book 2, Page 90, Chancery Court at Nashville, described according to a survey made by Z. J. Wilkinson, Surveyor, August 1, 1953, as follows:

Beginning at an iron pin on the southerly margin of Lebanon Pike, the northwest corner of the property conveyed to Sidney W. Stowell by deed from Jas. E. Covington, Clerk and Master, of record in Book 1580, Page 591, Register's Office for said County; thence with the westerly line of said Stowell Property South 18 deg. 25' East 179.5 feet to an iron pin and South 3 deg. 1' West 138.0 feet to the northeast corner of the property conveyed to Sidney W. Stowell by deed from Nita Browning Harrison, of record in Book 2156, Page 209, said Register's Office; thence with the northerly line of the last mentioned Stowell tract South 84 deg. 30' West 56 feet; thence North 3 deg. 10' East 17.87 feet; thence North 17 deg. 45' West 259.4 feet to the southerly margin of Lebanon Pike; thence with said pike North 57 deg. 26' East 89.6 feet to the point of beginning.

Included in the above described property, but specifically excluded from this conveyance is that portion of the property conveyed to the State of Tennessee, of record in Instrument No. 20020219-0020652 Register's Office for Davidson County, Tennessee.

Tract 2:

Beginning at a point on the southerly margin of Lebanon Pike at the northeast corner of a tract of land conveyed to Lebanon Road Land Company by deed of record in Book 3573, Page 455, in the Register's Office for said County; thence with the southerly margin of said Pike north 57 degrees 26 minutes east 150 feet to an iron pin; thence south 17 degrees 45 minutes east 259.4 feet to an iron pin; thence south 3 degrees 10 minutes west 17.87 feet to an iron pin; thence south 84 degrees 30 minutes west 56 feet to an iron pin in the east line of another tract of land conveyed to said Lebanon Road Land Company by deed of record in Book 3619, Page 609, said Register's Office; thence with the east line of same north 2 degrees east 43.7 feet to an iron pin; thence with the north line of same north 89 degrees west 93.5 feet to an iron pin; thence north 21 degrees 30 minutes west along the east line of the tract of land conveyed to Lebanon Road Company as recorded in Book 3573, Page 455, a distance of 155 feet to the beginning.

Being the same property conveyed to WILLIAM C. GIFFORD, JR., by deed dated July 5th, 2017 from HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20170706-0068081, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 2837 Lebanon Pike, Nashville, TN 37214

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of July, 2024.

William C. Gifford, Jr.

William C. Gifford, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **William C. Gifford, Jr.** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 24th day of July, 2024.

My Commission Expires: 12/03/2024 NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 July 24, 2024.

Date

Affiant Signature

July 24, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)