SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164375 DEEDWARRSP
07/30/2024 03:26:30 PM 7 pgs
Fees: $38.00 Taxes: $3,885.00
20240730-0057740

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $4,050,000.00.

Subscribed and sworn to before me, this the 29th day of July, 2024.

Notary Public

My Commission Expires: 1/11/26

JACK F. STRINGFAM II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane Bone McAllester, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JB Hanks, LLC 1731 River Street Bowling Green, KY 42101	Map-Par. 121-00-0-011.00 Map-Par. 121-00-0-016.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JACK N. FAIRCLOTH, DORIS FAIRCLOTH, ROY C. FAIRCLOTH, JR., KENNETH N. FAIRCLOTH, APRIL FAIRCLOTH COLLIER, SHERRY H. FAIRCLOTH, LARRY CHRISTOPHER FAIRCLOTH, BRANDON FAIRCLOTH AND STACEY SHERE MASSAGLIA**, Tennessee residents (herein referred to as "Grantors") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **JB Hanks, LLC**, a Kentucky limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to-wit:

See Exhibit A

This is unimproved property known as 2448 and 2522 Pulley Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns forever. Grantors do hereby release and relinquish unto Grantee, Grantee's successors and assigns forever, all of their right, title and interest in and to said property, and do hereby covenant to and with Grantee, Grantee's successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same by, through or under Grantor, but not otherwise. 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.

IN WITNESS WHEREOF, the Grantors have executed these presents as of the 29th day of July, 2024.

GRANTORS:

Jack N. Faircloth

Sherry H. Faircloth

Doris Faircloth

Larry Christopher Faircloth

Roy C. Faircloth, Jr.

Brandon Faircloth

Kenneth N. Faircloth

Stacey Shere Massaglia

April Faircloth Collier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack N. Faircloth, Doris Faircloth, Roy C. Faircloth, Jr., Kenneth N. Faircloth, April Faircloth Collier, Sherry H. Faircloth, Larry Christopher Faircloth, Brandon Faircloth And Stacey Shere Massaglia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 22nd day of July, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/11/26

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A
Property
Tract 1

Situated in the Second, now Third, Civil District of said County, and beginning at a stone in the center of the County Road, the southwest corner of 67'/2 acre tract conveyed to Lemuel Faircloth by deed of James Chamberlin, as recorded in Book No. 147, page 220, in the Register's Office of said County, and runs thence North with Walter King's line, 49 poles to the center of a branch; thence north 87'/4° east, 38.50 poles to a stone; thence south 50.92 poles to a stake on the south side of said Road; thence west 38.48 poles to the beginning, containing 12 acres, and being the southwest portion of said 671/2 acre tract.

Being all the same property conveyed to Georgia Faircloth by deed from Grace Pearl Goodwin, a single person, of record in Book 5039, Page 496, dated June 25, 1976, said Register's Office. The said Georgia Faircloth died testate on June 3, 2015 and devised said property to the Georgia G. Goodwin Revocable Trust dated May 18, 2000, as evidenced by will of record in Docket No. 15P-1064, Probate Clerk's Office for Davidson County, Tennessee and a certificate copy of record in Instrument No. 20151218-0127372, Register's Office for Davidson County, Tennessee. Larry W. Faircloth, Roy C. Faircloth and Jack N. Faircloth, Successor Trustees of the Georgia G. Goodwin Revocable Trust dated May 18, 2000 further conveyed to Larry W. Faircloth, Roy C. Faircloth and Jack N. Faircloth, each a one-third undivided interest, as tenants in common, by quitclaim deed of record in Instrument No. 20151218-0127373, dated December 18, 2015, Register's Office for Davidson County, Tennessee. Larry W. Faircloth having since died intestate on or about May 1, 2021, leaving his interest to his heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20240528-0039540, said Register's Office. Roy C. Faircloth having since died intestate on or about March 16, 2023, leaving his interest to his heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20240528-0039539, said Register's Office.

Included in the above described property but expressly excluded therefrom is the tract of land which Gracie Pearl Goodwin conveyed to Trustees of Whitsett Chapel Baptist Church, by deed of record in Book 2499, page 321, Register's Office for Davidson County, Tennessee and later was conveyed by the Trustees of Whitsett Chapel Baptist Church to Rev. Harold F. Ford and wife, Lorene J. Ford, by deed of record in Book 4558, page 958, said Register's Office; and also a tract of land which Gracie Pearl Goodwin conveyed to Jack H. Goodwin and wife, Ernestine F. Goodwin, by deed of record in Book 4859, page 325, Register's Office for Davidson County, Tennessee; and also a tract of land which Gracie Pearl Goodwin conveyed to John R. Collier and wife, April F. Collier, by deed of record in Instrument No. 20031113-0166329, Register's Office for Davidson County, Tennessee.

Included in the above described tract of land but expressly excluded therefrom is a plot of ground about 22 feet long and 20 feet wide, situated nearly in the middle of said tract of land, as reserved by the said S. B. Pirtle and wife, for a graveyard, and it is hereby agreed and understood

that the said S.B Pirtle and wife and their heirs and assigns shall have the right and privilege to cross the premises herein and hereby conveyed to visit said graveyard or to bury any member of their family therein, and perpetual easement leading to and from said cemetery

Tract 2

Lying in the 3rd, formerly the 2nd, Civil District of said County, described as follows:

Beginning in the center of a road a stake 0.52 of a pole West of a white oak, being the northeast corner of 7 acres and 28 poles of land conveyed by Lemuel Faircloth to George W. Pulley by deed of record in Book 274, Page 58, Register's Office for said County: thence N 2 V2° E with the center of said road 24.84 poles to a cotton wood tree in the south line of 15.2 acres of land conveyed by said Faircloth to Isham Pulley by deed of record in Book 365, Page 473, said R.O. thence westerly 9.6 poles more or less to a stone and post, said Pulley's S. W. corner; thence with his west line N 3'/4° E 76 poles to a dogwood; thence N 86'/2° W 71.28 poles to W. C. Wright's East line, thence with said line South 2° W 80.6 poles to a cross on a rock in the branch; the N. W. corner of 12 acres of land conveyed by said Faircloth to J. H. Earhart by deed of record in Book 172, Page 97, said R. O.; thence N 871/4° E 38.56 poles (called the East on said plan) to said Earhart's N. E. corner; thence with his east line S 2'/4° W 22.73 poles to a stone, said George W. Pulley's N. W. corner; thence with his North line S 87° E 41.4 poles to the beginning containing 40/48 acres be the same more or less.

Included the above description but excluded from this conveyance is a tract of land conveyed by me to Buford Goodwin and Martin W, Goodwin by deed of record in Book 2910, Page 211, Register's Office for Davidson County, Tennessee, herein below shown and described as TRACT NO. I, and also included in said above description but excluded from this conveyance is another tract of land conveyed by me to Elizabeth D. Campbell by deed of record in Book 3799, Page 78, Register's Office for Davidson County, Tennessee, herein below shown and described as TRACT NO. 2:

TRACT NO. I: Described according to a survey made by Hickerson-Miller, Engineers, May 21, 1959 as follows:

Beginning on the westerly margin of a 20-foot unnamed road at a stake on the southerly line of the property conveyed to E. C. Goodwin by deed from John B. Cobb, County Court Clerk, of record in Book 1300, deed from John B. Cobb, County Court Clerk, of record in book 1300, Page 659, Register's Office for said County; thence with said line, North 86° 30' West 1150 feet to a corner post in the easterly line of W. A. Wright property; thence with said line, South 2° 35' West 760 feet to a stake in fence; thence South 86° 30' East 1142 feet to a stake on the westerly margin of said unnamed road; thence with the westerly margin of said road, North 3° 15'East 760 feet to the beginning, containing 20 acres, more or less.

TRACT NO. 2: Described according to a survey made by L.C. Petty, Surveyor, July 16, 1964, as follows:

Beginning at a stake in Goodwin Lane at a point S 88° 17' E of an iron pipe in fence located 11.6 feet north of power pole No 10803-12, and being driven in dogwood stump between sprouts of same, and being 899.6 feet south of the original northeast corner of the Goodwin farm; thence N 88° 17' W 1155.9 feet to an iron pipe in fence, passing an iron pipe at 12 feet and an iron pipe reference point on hill at 657 feet; thence North 2° East 179 feet with Wright's line to an iron pipe in fence corner, at the southwest corner of the property conveyed to Buford Goodwin, et al, of record in Book 2910, Page 211, Register's Office for said County, said point being 762 feet more or less, south of the original northwest corner; thence S 86° 20' East 1159.4 feet with row of fence posts to a stake in Goodwin Lane, passing an iron pipe in fence at 1147.9 feet; thence with Goodwin Lane South 3° 15' West 139.6 feet to the beginning, containing 4.23 acres, more or less. The tract of land hereby conveyed to the Grantees herein contains 16.25 acres, more or less, and is part of the same property conveyed to T. J. Goodwin and wife, Mary Goodwin, by deed from G.S. Moore, dated December 31, 1925, filed for record December 31, 1925 and of record in book 712, Page 8. Register's Office for Davidson County, Tennessee, the said T. J. Goodwin having since died.

Being all the same property conveyed to Archie Faircloth and wife, Georgia Faircloth by deed from Mary Goodwin of record in Book 4403, Page 884, dated March 12, 1970, said Register's Office. The said Archie Faircloth predeceased Georgia Faircloth on June 18, 1996, and Georgia Faircloth became vested with title as surviving tenant by the entirety. The said Georgia Faircloth died testate on June 3, 2015 and devised said property to the Georgia G. Goodwin Revocable Trust dated May 18, 2000, as evidenced by will of record in Docket No. 15P-1064, Probate Clerk's Office for Davidson County, Tennessee and a certificate copy of record in Instrument No. 20151218-0127372, Register's Office for Davidson County, Tennessee. Larry W. Faircloth, Roy C. Faircloth and Jack N. Faircloth, Successor Trustees of the Georgia G. Goodwin Revocable Trust dated May 18, 2000 further conveyed to Larry W. Faircloth, Roy C. Faircloth and Jack N. Faircloth, each a one-third undivided interest, as tenants in common, by quitclaim deed of record in Instrument No. 20151218-0127373, dated December 18, 2015, Register's Office for Davidson County, Tennessee. Larry W. Faircloth having since died intestate on or about May 1, 2021, leaving his interest to his heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20240528-0039540, said Register's Office. Roy C. Faircloth having since died intestate on or about March 16, 2023, leaving his interest to his heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20240528-0039539, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, 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 July 29, 2024.
Date

Affiant Signature

July 29, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2024.

Notary's Signature

My Commission Expires: 05/05/25
Date

Notary Seal (if on paper)

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY