Karen Johnson Davidson County
Batch# 1175309 DEEDWARRSP
08/29/2024 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240829-0066486

THIS INSTRUMENT PREPARED BY:

Woolf, McClane, Bright, Allen & Carpenter, PLLC (KNP)
900 S. Gay St., Suite 900
Knoxville, TN 37902

OWNER/RESPONSIBLE TAXPAYER:

DEW Investment, LLC, Trustee
1650 Crooked Oak Drive, Suite 310
Lancaster, PA 17601

Tax parcel no.: 095-04-028.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 29 day of August, 2024, by and between DWIGHT WAGNER FAMILY LIMITED PARTNERSHIP II, a Pennsylvania limited partnership ("Grantor"), and DEW INVESTMENT, LLC, as TRUSTEE of THE DEW PARTNERSHIP TRUST ("Grantee").

Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, the premises described on Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining (collectively, the "Premises"), **TO HAVE AND TO HOLD** the said Premises to the said Grantee and its successors and assigns forever.

Grantor, for itself and its successors and assigns, does hereby covenant with Grantee and its successors and assigns that Grantor is lawfully seized in fee simple of the Premises and has full power, authority, and right to convey the interest conveyed herein; that such Premises are free from all encumbrances except for the lien of taxes that are not yet due and payable and except for those encumbrances listed on Exhibit B attached hereto and incorporated herein by reference; and that Grantor will forever warrant and defend the title to the Premises against the lawful claims of all other persons claiming by or through Grantor, but not otherwise.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written.

DWIGHT WAGNER FAMILY
LIMITED PARTNERSHIP II

By: DEW Investment, LLC, its general partner

By: _____
Name: Dwight E. Wagner
Title: Managing Member

STATE OF PENNSYLVANIA)
COUNTY OF LANCASTER)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Dwight E. Wagner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of DEW Investment, LLC, being the general partner of Dwight Wagner Family Limited Partnership II, the within named bargainor, a limited partnership, and that he, being authorized so to do, executed the foregoing instrument in such capacity for the purposes therein contained.

Witness my hand and seal, this 29 day of August, 2024.

Tracy R. Beck
Notary Public

My Commission Expires:

_____

Commonwealth of Pennsylvania - Notary Seal
Tracy R. Beck, Notary Public
Lancaster County
My commission expires April 21, 2027
Commission number 1159453
Member, Pennsylvania Association of Notaries

This conveyance is exempt from recording tax pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). No affidavit of value is required pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E).

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF THE REVISION OF A MINOR SUBDIVISION OF THE GEORGE DURNIN TRACT, AS SHOWN ON PLAT RECORDED AT INSTRUMENT NO. 20021125-0146044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT PROPERTY, SITUATED WITHIN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LEBANON PIKE, U.S. HIGHWAY 70, AND MCGAVOCK PIKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET IN THE ASPHALT ON THE SOUTHERN RIGHT-OF-WAY LINE OF LEBANON PIKE, HAVING A VARYING RIGHT-OF-WAY WIDTH, ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO RICHARD D. TAYLOR, SR. AND P.T. CLUCKER AS RECORDED IN WILL BOOK 142, PAGE 27; THENCE WITH THE SOUTHERN RIGHT-OF--WAY LINE OF LEBANON PIKE, NORTH 79 DEGREES 12 MINUTES 22 SECONDS EAST, A DISTANCE OF 95.78 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE NORTH 82 DEGREES 10 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.05 FEET TO A P.K. NAIL SET IN ASPHALT; THENCE WITH AN OFFSET IN SAID RIGHT-OF-WAY, SOUTH 11 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 7.00 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE CONTINUING WITH SAID RIGHT--OF-WAY, NORTH 78 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 89.78 FEET TO AN X MARK MADE IN A CONCRETE SIDEWALK; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 43.00 FEET, AND AN ARC LENGTH OF 77.22 FEET, (A TANGENT DISTANCE OF 53.95 FEET, AND A CHORD DISTANCE OF 67.25 FEET), TO A P.K. NAIL FOUND; THENCE WITH AN OFFSET IN THE RIGHT-OF-WAY, SOUTH 88 DEGREES 02 MINUTES 26 SECONDS EAST, A DISTANCE OF 2.95 FEET TO A P.K. NAIL FOUND; THENCE WITH THE WESTERN RIGHT-OF-WAY OF MCGAVOCK PIKE, HAVING A VARYING RIGHT--OF-WAY WIDTH, SOUTH 03 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 251.37 FEET, SAID POINT BEING NORTH 03 DEGREES 48 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET FROM A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO HJL, L.P. AS RECORDED IN DEED BOOK 20000801, PAGE 75996 BEING THE SOUTHEAST CORNER OF ABOVE MENTIONED TRACT OF WHICH THIS DESCRIPTION IS A PART; THENCE ALONG A NEW DIVISION LINE, SOUTH 76 DEGREES 23 MINUTES 01 SECONDS WEST, A DISTANCE OF 39.43 FEET TO A POINT; THENCE SOUTH 79 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 169.31 FEET TO A POINT; THENCE NORTH 40 DEGREES 56 MINUTES 00 SECONDS WEST, A DISTANCE OF 21.25 FEET TO A POINT; THENCE NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, A DISTANCE OF 153.96 FEET TO A POINT IN THE SOUTH LINE OF THE RICHARD D. TAYLOR TRACT AS RECORDED IN WILL BOOK 142, PAGE 27, SAID POINT BEING NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 125.38 FEET FROM A TACK FOUND AT THE SOUTHWEST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE SOUTH LINE OF TAYLOR, NORTH 78 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.62 FEET TO A P.K. NAIL SET IN ASPHALT AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT; THENCE ALONG THE EAST LINE OF TAYLOR, NORTH 09 DEGREES 11 MINUTES 28 SECONDS WEST, A DISTANCE OF 133.28 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Grantor herein by Special Warranty Deed from Triangle Regency VI, LLC, dated January 6, 2022, of record as Instrument No. 202201260009259 in the Register's Office for Davidson County, Tennessee.

Same description as prior deed of record, no survey having been prepared at the time of this Deed.

EXHIBIT B

TITLE EXCEPTIONS

All matters shown on plat(s) of record in Plat Instrument No. 20021250146044, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between MJM McGavock Partnership, a Tennessee General Partnership and Walgreen Co., an Illinois corporation, of record in Instrument No. 200312110177962; as affected by Instrument No. 200404190043925; as assigned and assumed in Instrument No. 20050413041039; as assigned and assumed in Instrument No. 201508210084662; as affected by Instrument No. 201508240085337, in the Register's Office of Davidson County, Tennessee.

Traffic Pole Easement from Billy C. Kay, Successor Trustee to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8758, Page 421, in the Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 29, 2024 (date of document).

Affiant Signature

08/29/2024

Date

State of Tennessee

County of Davidson

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

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

