This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1192312 DEEDWARRSP
10/10/2024 10:31:30 AM 7 pgs
Fees: $38.00 Taxes: $6,660.00
20241010-0078726

Title Partners, LLC
GF# 2341945

[Space Above This Line for Recording Data]

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
FCFS TN, Inc.	Same as New Owner
1600 West 7th St	
Fort Worth, TX 76102	

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Williamson §

That **J.D.P. Properties, L.P., a Tennessee limited partnership (formerly a Tennessee general partnership named "J.D.P. Properties")**, ("Grantor"), for and in consideration of the sum of ten and no/100 dollars ($10.00) and other good and valuable consideration to Grantor paid by **FCFS TN, Inc., a Tennessee corporation**, and/or assigns ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all of the real property in Davidson County, Tennessee, described in Exhibit "A" attached hereto and made a part hereof, together with all improvements attached thereto (collectively, the "Property"), subject to the items in Exhibit "B" attached hereto (the "Permitted Exceptions") and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns in fee simple forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the Permitted Exceptions. Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Executed and effective as of the 9th day of October, 2024

GRANTOR:

J.D.P. Properties, L.P., a Tennessee limited partnership

By: J.D.P. Family Property Management, LLC, a
Tennessee limited liability company
Its: General Partner

By: _____
John D. Peppers, Sole Member, Chief Manager of J.D.P.
Family Property Management, LLC

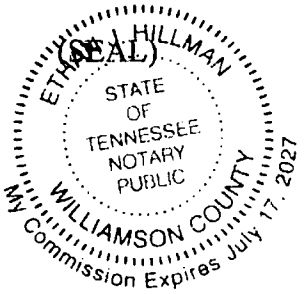
STATE OF TENNESSEE §
§
COUNTY OF Williamson §

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **John D. Peppers**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be **the Sole Member/Chief Manager of J.D.P. Family Property Management, LLC**, a Tennessee limited liability company, **in its capacity as the General Partner of J.D.P. Properties, L.P.**, a Tennessee limited partnership, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such Sole Member/Chief Manager of J.D.P. Family Property Management, LLC.

Witness my hand and seal at office in the aforesaid state and county this 8th day of October, 2024.

_____
Notary Public
My Commission Expires: July 17 2027

(SEAL)



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is

$1,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of October, 2024.

Notary Public
My Commission Expires: July 17 2027

(SEAL)

ETHAN J. HILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 17, 2027

Exhibit "A"

TRACT 1:

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

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract, as of record in Plat Book 57, Page 144, of the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of the Gallatin Turnpike and Thomas Street;

Thence with the Westerly margin of said Turnpike Northerly 100 feet;

Thence Westerly parallel with said Thomas Street, 200 feet alley to 100 a feet 12-foot to the alley; Northerly thence margin Southerly parallel with the Easterly margin of said of said street;

Thence with the Northerly margin of said street, Easterly 200 feet to the beginning.

Also a 5-foot strip of land across the entire depth of the above described lot, said strip of land being described as fronting 5 feet on the Northerly margin of Thomas Street, in the Southerly margin of the corrected plan of E. J. Childers, Trustee's Subdivision of the J. H. Ambrose Tract in the New 11th Civil District of said county, and running back Northerly and been parallel lines 100 feet more or less to a straight line extended Westerly in the Northern margin of a lot conveyed to the said W. C. Cole by W. P. Ready, Trustee, September 10, 1909, as of record in Book 387, Page 204, of the Register's Office of Davidson County, Tennessee, said strip of 5 feet adjoining the above Lot of W. C. Cole in the rear, adding 5 feet across the entire depth of said W. C. Cole's lot, making a total depth of said Lot of 205 feet, as shown by said corrected plan as above referred to. Excluded from the above is a triangular shaped tract in the southwest corner but included in the property covered hereby is a triangular shaped tract in the northwest corner. Said triangular tracts of land so referred to are described in Deed of W. C. Cole and wife to A. D. Cole, and A. D. Cole and wife, to W. C. Cole, of record in Book 716, Page 80, of the Register's Office of Davidson County, Tennessee, which was executed by the said grantors for the purposes of straightening the lines between the respective properties of the said W. C. Cole and A. D. Cole, by which deed W. C. Cole and wife conveyed the Triangular tract in the Southwest corner of said lot to A. D. Cole and A. D. Cole and wife conveyed the tract adjoining the Northwest corner of said Lot to W. C. Cole, reference being hereby made to said Deed for a detailed description of said tracts of land so conveyed.

Being the same property conveyed to J. D. P. PROPERTIES, a Tennessee partnership by Quitclaim Deed from JOHN DAVID PEPPERS, TRUSTEE OF THE JOHN DAVID PEPPERS, JR 199 VESTED TRUST, dated July 22, 2009, filed August 3, 2009 in Instrument No. 20090803-0072409 of the Register's Office of Davidson County, Tennessee; and being the same property conveyed to J. D. P. PROPERTIES, a Tennessee partnership by Quitclaim Deed from JOHN DAVID PEPPERS, TRUSTEE OF THE JOSHUA DANIEL PEPPERS 2002 VESTED TRUST, dated July 22, 2009, filed August 3, 2009 in Instrument No. 20090803-0072410 of the Register's Office of Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lots Nos. "A" and "C" on the corrected Plan of E. J. Childers Subdivision of J. H. Ambrose Tract, as of record in Plat Book 332, Page 134, of the Register's Office of Davidson County, Tennessee, and being a part of Original Lot No. 3 on the Plan of record in Plat Book 57, Page 44, of the Register's Office of Davidson County, Tennessee, described as follows:

Beginning in the Westerly margin of the Gallatin Pike as shown on said plan at the common corner of Lots Nos. "B" and "C" in said plan, running thence in a Westerly direction and along the common boundary line

between said Lots Nos. "B" and "C" 205 feet to a point, thence in a Northerly direction and along the common boundary line between lots "A" and "S" in said plan, 44 feet and 9 inches to a point, thence in an Easterly direction and in a straight line parallel with the common boundary line between said lots "B" and "C" 220 feet, more or less, to a point in the Westerly margin of the Gallatin Turnpike and in the Easterly line of lot "C" on said plan; thence in a southerly direction and along the Westerly margin of said Gallatin Turnpike and said Lot No. "C" as shown on said plan 50 feet to the point of beginning.

Being the same property conveyed to D. H. Peppers by Warranty Deed from Mary Ida Brizzolara, a widow, dated March 30, 1983, filed April 4, 1983 in Book 6031, Page 352 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J.D.P. Properties, L.P., a Tennessee limited partnership, by quitclaim deed dated October 1, 2024 from Susan Bowling, Trustee of the Delmer H. Peppers Revocable Trust, and filed of record in Instrument No. 20241004-0077256 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel #07206014500
Known as: 3101 Gallatin Pike, Nashville, TN 37216

EXHIBIT "B" (Permitted Exceptions)

1. General and special taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. 15 foot Sanitary Sewer and/or Storm Drainage Easement and incidental rights thereto, granted to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 30, 1968, filed November 20, 1968, recorded in Book 4288, Page 301, of the Register's Office of Davidson County, Tennessee.

3. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by American Surveying & Mapping, Inc., RPLS No. 2840, of American Surveying & Mapping, Inc., Project No. 2421554-52134, dated August 23, 2024, last revised September 4, 2024: i. Concrete curbing crosses property line, at a point located on the east property line; ii. Fence and concrete crosses property line, located in the Northwest corner of the property; iii. Monument sign in right of way, located outside the Southeast corner of the property; and iv. Concrete retaining wall and parking area crosses the property line, along the East property line.

4. Terms, provisions and conditions of Lease Agreement by and between Property Management Innovations, Inc., a Tennessee corporation, as Lessor and Neighborhood Title Loans of Nashville, LLC, a Tennessee limited liability company, as Lessee, as evidenced by Memorandum of Lease, dated July 24, 2024, filed August 12, 2024, recorded in Instrument No. 20240812-0060380 of the Register's Office Records of Davidson County, Tennessee.

Certificate of Authenticity

Traci Miller does hereby make oath that I am a licensed attorney 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 October 10, 2024.

Traci Miller

October 10, 2024
Dated

State of Texas

County of Dallas

This instrument was acknowledged before me this **10th** day of October, 2024, by **Traci Miller**.

Notary Public, State of Texas

JESSICA L. PUCKETT
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 131625981

Notary's Seal