Karen Johnson Davidson County
Batch# 1218698 DEEDWARRSP
12/20/2024 12:15:30 PM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20241220-0099164

SPECIAL WARRANTY DEED

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December, 2024.

Brandy Catalanotto
Notary Public

MY COMMISSION EXPIRES: 11/8/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JBW, LLC	**Same as New Owner**	105-16-0-205.00
134 Brenda Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY SHACKLETT,
TRUSTEE OF THE FRANKIE L. SHACKLETT RESIDUARY TRUST,
DATED SEPTEMBER 11, 2019

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JBW, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor do hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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.

Witness my hand this 18th day of December, 2024.

SELLER:

THE FRANKIE L. SHACKLETT
RESIDUARY TRUST DATED
SEPTEMBER 11, 2019

By: GARY L. SHACKLETT
Trustee of The Frankie L.
Shacklett Residuary Trust Dated
September 11, 2019

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Gary L. Shacklett 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 Trustee of the Frankie L. Shacklett Residuary Trust Dated September 11, 2019 (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing his name as Trustee of the Frankie L. Shacklett Residuary Trust Dated September 11, 2019.

Witness my hand, at office, this 18th day of December, 2024.

NOTARY PUBLIC

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

My Commission Expires:
5.5.25

EXHIBIT A

Legal Description

Parcel 1:

Land in Davidson County, Tennessee, being the East 326 feet of the North half of Lot No. 2 on the Map of John H. Canaday's Subdivision of West Lawn of record in Book 332, page 90, said Register's Office and further described as follows:

SAID part of said lot fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 326 feet to a dead line.

Parcel 2:

Land in Davidson County, Tennessee, being the Easterly part of the South half of Lot No. 2, on the Map of John H. Canaday's Subdivision of West Lawn, of record in Book 332, page 90, said Register's Office and further described as follows:

SAID part of said Lot No. 2 fronts 50 feet on the westerly side of the Nolensville Turnpike and runs back on the northerly line 322.2 feet, more or less, and on the southerly line 324.0 feet to a dead line, and shows 50 feet, more or less, thereon.

Being the same property conveyed to Frankie Lee Shacklett, unmarried, by Quitclaim Deed of record in Instrument No. 20110407-00026821, Register's Office for Davidson County, Tennessee.

Said Frankie Lee Shacklett died January 20, 2024, her estate is being probated in Probate Division of Circuit Court for Davidson County, Tennessee, Case No. 24P67.

EXHIBIT B

EXCEPTIONS

1. Taxes for the year 2025, a lien not yet due and payable.
2. All matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
3. Right Of Way Deed to the State of Tennessee of record in Book 2021, Page 423, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4703, Page 466, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4709, Page 422, in the Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Al Frazier, 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 on December 20, 2024 (date of document).

Affiant Signature

December 20, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON