Karen Johnson Davidson County
Batch# 1221937 DEEDWARRSP
12/31/2024 10:38:30 AM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20241231-0101440

SPECIAL WARRANTY DEED

FROM: Teresa G. Brockman, Trustee of the Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008

TO: Black Dog Real Estate Holding LLC, a Michigan limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Black Dog Real Estate Holding LLC 6109 Charlotte Pike Nashville, Tennessee 37209	Black Dog Real Estate Holding LLC 6109 Charlotte Pike Nashville, Tennessee 37209	091 13 0 319.00

THIS INSTRUMENT PREPARED BY: J. Steven Kirkham, Esq., Holland & Knight LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 32719-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00).

Affiant

BENITA HUDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 02, 2026

Subscribed and sworn to before me, this the 30th day of December, 2024.

Notary Public

My Comm. Expires: NOV 2, 2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Teresa G. Brockman, Trustee of the Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **Black Dog Real Estate Holding LLC, a Michigan limited liability company** hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

Land in Davidson County, Tennessee and being Lot 1A on the plan of Dr. Teresa Brockman Property Subdivision of record as Instrument No. 200104100035252, R.O.D.C., TN more particularly described as Subdivision No. 20005-105U-07 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa G. Brockman, Trustee, Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008 as amended, by Deed from Teresa G. Brockman d/b/a Richland Animal Clinic, of record in Instrument No. 202009080101687, as corrected by Scriveners Affidavit to Correct in Instrument No. 202011160134632, in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in **Exhibit A** attached hereto.

This is improved property commonly known as 6109 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or 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.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 30th day of December, 2024.

GRANTOR:

Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008

By: Teresa G. Brockman
Name: Teresa G. Brockman
Title: Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Teresa G. Brockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee of Teresa G. Brockman Revocable Living Trust Agreement dated May 28, 2008, the within bargainor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this the 30th day of December, 2024.

Benita Hudson
NOTARY PUBLIC

My Commission Expires: Nov. 2, 2026

BENITA HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 02, 2026

Exhibit A

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Instrument No. 200104100035252, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Grant of Easement, by and between John B. Cowden, Trustee and City of Nashville, acting by and through Electric Power Board of the City of Nashville, of record in Book 1638, Page 632, in the Register's Office of Davidson County, Tennessee.

5. Matters contained in Deed of record in Deed Book 2088, Page 146, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Stormwater Detention Agreement, by and between Dr. Teresa Brockman, Richland Animal Clinic and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200103200026840, in Register's Office of Davidson County, Tennessee.

7. Rights of parties in possession not shown by the Public Records.

8. A Deed of Trust to secure an original indebtedness of $1,437,792.28.
   Dated: December 30, 2024
   Trustor: Black Dog Real Estate Holding LLC, a Michigan limited liability company
   Trustee: J. Steven Kirkham
   Beneficiary: Teresa Gale Brockman, DVM

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 12/30/2024

Bainbridge Dillion
Affiant Signature

Date: 12/30/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 12/30/2024

Notary's Seal

