Karen Johnson Davidson County
Batch# 1230263 DEEDWARRSP
01/27/2025 10:09:30 AM 8 pgs
Fees: $43.00 Taxes: $8,436.00
20250127-0005993

SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,280,000.00. _____ Subscribed and sworn to before me, this the ___ day of January 2025. _____ Notary Public My Commission Expires: _____
Return to: Jordan Pittman First National Financial Title Services, LLC 3301 Windy Ridge Parkway, Suite 300 Atlanta, GA 30339 470-602-0747- **TN252411104JP**	

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP (Jason Byrd, Esq.), 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Donald Sanford 820 Orpheus Avenue, Unit 2 Encinitas, CA 92024	095-15-0-007.00	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, JBDS V, LLC, a Delaware limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Donald Sanford (herein referred to as "Grantee"), his heirs and assigns, forever, all of Grantor's right, title, and interest in and to that certain tract or parcel of land located at 2381 Elm Hill Pike, Nashville, Davidson County, Tennessee, 37214, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of the Property and Grantor has a good and lawful right to sell and convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

GRANTOR FURTHER COVENANTS with the said Grantee and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature page follows]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 8th day of January 2025.

GRANTOR:

By: _____

Name: DINO SAVANT

Title: MANAGING MEMBER

DN 01-08-2025

STATE OF ~~TENNESSEE~~ California)

DN 01-08-25 ORANGE)

COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, DANIEL VALDEZ, a Notary Public for the state and county aforesaid, DINO SAVANT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing member of JBDS V, LLC, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 8 day of 01, 2025.

_____

NOTARY PUBLIC

My Commission Expires: 01-31-2028

PLEASE SEE ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On 01-08-2025 before me, DANIEL VALADEZ, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared DINO SAHHNT
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANIEL VALADEZ
Notary Public - California
Los Angeles County
Commission # 2493647
My Comm. Expires Jul 31, 2028

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: SPECIAL WARRANTY DEED
Document Date: 01-08-2025 Number of Pages: 5
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

©2015 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

VALUE AFFIDAVIT / OATH OF CONSIDERATION

State of California
County of San Diego

BEFORE ME, the undersigned authority, on this day personally appeared Donald Sanford, who, being by me duly sworn, deposed and stated as follows:

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,280,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office this 10th day of January, 2025.

Donald Sanford

Signature of Affiant

DONALD SANFORD

Printed Name of Affiant

NOTARY PUBLIC ACKNOWLEDGMENT

Subscribed and sworn to before me, the undersigned authority, on this 10th day of January, 2025, by Donald Sanford, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument.

Notary Public Signature

Printed Name of Notary Public

My Commission Expires: _____

[Notary Seal]

PLEASE SEE ATTACHED CALIFORNIA JURAT ACKNOWLEDGEMENT

CALIFORNIA NOTARIAL CERTIFICATE
(JURAT)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 10 day of January, 2025, by

Donald MacKenzie Sanford, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

ESTRELLITA CONTRERAS-GARCIA
COMM # 2437979
County of SAN DIEGO
California Notary Public
Comm Exp FEB. 12, 2027

EXHIBIT A

The land referred to in this commitment is situated in the State of Tennessee, County of Davidson and is more particularly described as follows:

Being a tract of land in the First Civil District, Nashville, Tennessee, located generally on the South side of Elm Hill Pike between McGavock Pike and Briley Parkway. Being Lot 1 on the Final Subdivision Plat entitled Jack-in-the-Box Elm Hill Pike at McGavock Pike as of record in Instrument No. 20010525-0054768, R.O.D.C., and being more particularly described as follows:

Beginning at an iron pin found with cap "Delle 1710" in the Easterly line of the Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C., said iron pin also being in the Southerly right- of-way line of Elm Hill Pike and being located N 76° 55' 20" W, 376.91 feet from the centerline intersection of Elm Hill Pike and McGavock Pike;

Thence, with the Southerly right-of-way line of Elm Hill Pike along a curve to the right 33.12 feet to an iron pin found, said curve having a central angle of 01° 59' 13", a radius of 954.93 feet, a tangent of 16.56 feet and a chord of S 67° 59' 20" E, 33.12 feet;

Thence, continuing with said right-of-way line, S 66° 59' 44" E, 197.45 feet to an iron pin found;

Thence, with said right-of-way line, S 42° 23' 14" E, 94.47 feet to an iron pin found in the Westerly right-of-way line of McGavock Pike;

Thence, with said Westerly right-of-way line of McGavock Pike, S 29° 58' 46" W, passing a witness iron pin found at 115.21 feet, in all 154.82 feet;

Thence, continuing with said right-of-way line S 29° 41' 28" W, 20.06 feet to an iron pin found with cap 1486;

Thence, along a curve to the right 35.91 feet to an iron pin found in the Northerly right-of-way line of Old Elm Hill Pike, said curve having a central angle of 82° 18' 02" a radius of 25.00 feet, a tangent of 21.85 feet and a chord of S 70° 50' 35" W, 32.90 feet;

Thence, with the Northerly right-of-way line of Old Elm Hill Pike, N 68° 00' 24" W, 64.54 feet to an iron pin found;

Thence, continuing with said right-of-way line along a curve to the left 149.47. feet to an iron pin found, said curve having a central angle of 11° 46' 02", a radius of 727.80 feet, a tangent of 75.00 feet and a chord of N 73° 53' 25" W, 149.21 feet;

Thence, continuing with said right-of-way line, N 79° 46' 26" W, 16.21 feet to a 5/8" rebar set with cap MBS 1649;

Thence, leaving said right-of-way line of Old Elm Hill Pike with the Northerly property line of Lot 2 of the above referenced plat the following three calls:

N 10° 13' 35" E, 10.26 feet to the centerline of Sims Branch;

N 48° 56' 37" W, 150.98 feet with the centerline of Sims Branch;

N 22° 53' 51" W, 46.08 feet to a Southeast corner of Bobby Howard and Rebecca Howard, as of record in Instrument #200008020076458, R.O.D.C.

Thence, with the Southerly line of said Howard, N 73° 34' 47" B 142.82 feet to an iron pin found;

Thence, with the Easterly line of Howard, N 10° 45' 26" W, 20.19 feet to an iron pin found with cap "Delle 1710", said iron pin being the Southwest corner of Metropolitan Government, Nashville Electric Power Board, as of record in Deed Book 2157, page 251, R.O.D.C.;

Thence, with the Southerly line of said Nashville Electric Power Board, N 79° 14' 34" E, 65.00 feet to an iron pin found;

Thence, with the Easterly line of said Nashville Electric Power Board, N 11° 06' 59" W, 29.74 feet to the point of beginning.

According to a final subdivision plat entitled Jack-in-the-Box, Elm Hill Pike at McGavock Pike, prepared by Sawyer Land Surveying, Mark E. Sawyer, R.L.S., Tennessee License 1649, dated October 27, 2000, File 00-097.

Being the same property conveyed to JBDS V, LLC, a Delaware limited liability company, by virtue of Warranty Deed from David T. Easley, Trustee of the Coast Pointe Orthopaedic Medical Group, A./P./C. Profit Sharing Plan Under the Agreement dated November 18, 1991, dated September 26, 2017, recorded September 29, 2017, in Instrument No. 20170929-0099720, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2025 and thereafter.

2. Restrictive covenants of record in Quitclaim Deed recorded December 29, 2000, in Instrument No. 20001229-0127167, in the Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown and stated on plan of Jack-in-the-Box Elm Hill Pike at McGavock Pike of record in Instrument No. 20010525-0054768, in the Register's Office for Davidson County, Tennessee.

4. Electric Power Transmission Line Easement granted to the City of Nashville by virtue of Deed of record in Book 2157, Page 251, in the Register's Office for Davidson County, Tennessee.

5. 30' Sanitary Sewer Easement and 30' Temporary Construction Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by virtue of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4260, Page 16, in the Register's Office for Davidson County, Tennessee; as affected by Exception to Easement Project No. 99-SX-59, of record in Instrument No. 20010423-0039973, in the aforesaid Register's Office.

6. 20' Sanitary Sewer Easement and 10' Temporary Construction Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by virtue of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4371, Page 173, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Latasha Nelson, 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 January 10, 2025 (date of document).

Affiant Signature

1/23/2025
Date

State of Georgia

County of Cobb

Sworn to and subscribed before me this 23 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: March 22, 2027

NOTARY'S SEAL

