SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236630 DEEDWARRSP
02/12/2025 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $4,347.50
20250212-0010775

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
JM Thompson Properties LLC,	**NEW OWNER**	096-13-0-183.00
(NAME)	(NAME)	
1455 Dickerson Bay Dr.		
(ADDRESS)	(ADDRESS) Cincinnati, OH 45202	
Gallatin TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Kevin Barnett,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JM Thompson Properties LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of Allen Road, at a corner common with the property of Lot 1 of Donelson Square, as of record in Plat Book 4955, Page 80, at the Register's Office for Davidson County, Tennessee, also being the property of Macsnewco, LLC, as of record in Instrument Number: 20231117-0089952, at the Register's Office for Davidson County, Tennessee, said iron rod being located 345.94 feet from the intersection with the easterly right-of-way line of Donelson Pike and the northerly right-of-way line of Allen Road;

Thence with the northerly right-of-way line of Allen Road, with the easterly property line of said Lot 1 of Donelson Square, North 09 deg 04 min 00 sec East, 199.99 feet to an iron rod set in the southerly property line of Lot 1 of Point Place Business Park, as of record in Plat Book 5200, Page 481, at the Register's Office for Davidson County, Tennessee, also being the property of 443 Donelson Pike, LLC, as

of record in Instrument Number: 20181214-0121949, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said Lot 1 of Point Place Business Park, South 80 deg 55 min 56 sec East, 100.16 feet to an existing iron rod, at a corner common with the property of Crown Castle GT Company, LLC, as of record in Instrument Number 20011115-0125431, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Crown Castle GT Company, LLC, South 09 deg 04 min 00 sec West, 199.99 feet to an iron rod set in the northerly right-of-way line of Allen Road;

Thence with the northerly right-of-way line of Allen Road, North 80 deg 55 min 56 sec West, 100.16 feet to the POINT OF BEGINNING. Containing 20,032 square feet or 0.460 acres more or less, according to ALTA/NSPS Land Title Survey prepared by Micahel H. Charette, Tennessee RLS 2048, for Cherry Land Surveying, Inc., dated November 12, 2024.

Being the same property conveyed to Kevin Barnett from Adam D. Dixon by General Warranty Deed dated December 27, 2018 and recorded on December 31, 2018, in Instrument No. 20181231-0126569, Register's Office of Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 936 Allen Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

[SIGNATURE ON FOLLOWING PAGE]

Witness our hands this 11th day of February, 2025.

Kevin Barnett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Kevin Barnett, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 11th day of February, 2025.

Notary Public
My Commission Expires: 4/26/25
(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Mandy Maynor, 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

February 11, 2025.

Date

Affiant Signature

February 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of February, 2025.

Notary Signature

My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026