THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
C. Palmer Pillans, Attorney
2015 Gladstone Avenue
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 1242957 DEEDWARRSP
03/04/2025 03:35:30 PM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20250304-0016361

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Hyde Real Estate, LLC 5480 Lakeview Road Springfield, TN 37172	Hyde Real Estate, LLC 5480 Lakeview Road Springfield, TN 37172	105-16-0-080.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2015 Gladstone Avenue**, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Hyde Real Estate, LLC**, a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on Exhibit A, which is attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on Exhibit B hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 28th day of February, 2025.

GRANTOR

2015 Gladstone Avenue

By: _____

Jonathan McNabb, Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Jonathan McNabb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of 2015 Gladstone Avenue, a Tennessee general partnership, the within named bargainor, and that he as such Partner and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Partner of the general partnership.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of February, 2025.

CHARLES PALMER PILLANS, IV
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 5, 2025
DAVIDSON COUNTY

_____

Notary Public

My commission expires: May 5, 2025

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me,
this 28 day of February, 2025.

Notary Public
My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

EXHIBIT A

Lying and being in Davidson County, Tennessee, and being Lots No. 123 and 124 on the Plan of Corinne Place, of record in Book 332, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said Lots No. 123 and 124 front 50 feet each on the westerly side of Gladstone Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to 2015 Gladstone Avenue, a Tennessee general partnership, from Mark R. Bosler and Linda K. Bosler, husband and wife, by Warranty Deed dated June 16, 2021 and recorded June 17, 2021 in Instrument #20210617-0081835, said Register's Office.

EXHIBIT B

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

2. All existing easements and all matters shown on plat of record in Book 332, page 1, in the Register's office of Davidson County, Tennessee.

3. Easement to Metropolitan Government of record in Instrument #20120723-0064472, in the Register's office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 28, 25 (date of document).

Jennifer L Pennell

Feb 28, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 28, 2025.

Rachel K Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

