Karen Johnson Davidson County
Batch# 1267382 DEEDWARRSP
05/01/2025 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $6,871.50
20250501-0033751

This Instrument Was Prepared By:
HUNTER, SMITH & DAVIS, LLP
Attorneys at Law, P.O. Box 3740, Kingsport, Tennessee 37664

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and entered into this 24th day of April 2025, by and between **LUTZ HOLDINGS, LLC**, a Florida limited liability company ("Grantor"), and **TAYLOR INVESTMENT GROUP, LLC**, a Tennessee limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

LUTZ HOLDINGS, LLC,
a Florida limited liability company

By: _____
Clifton Livingston, Managing Member

STATE OF NC
COUNTY OF Buncombe

Before me, Notary Public, of the state and county aforesaid, personally appeared **Clifton Livingston**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Managing Member of **LUTZ HOLDINGS, LLC**, the within named bargainor, a Florida limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Managing Member.

WITNESS my hand and seal this 24 day of April, 2025.

_____
Notary Public

My Commission Expires: 3/10/2030

JUAN A. VELAZQUEZ AGUILAR
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION EXP:03/10/2030

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NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION EXP:03/10/2030

STATE OF North Carolina
COUNTY OF Buncombe

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer or the value of the property hereinbefore described, whichever is greater, is $1,857,163.00.

AFFIANT

SWORN TO AND SUBSCRIBED before me this the 24 day of April, 2025.

Notary Public

JUAN A. VELAZQUEZ AGUILAR
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION EXP:03/10/2030

My commission expires: 3/10/2030

Name and Address of Property Owner
and Mail Tax Bills To:

Taylor Investment Group, LLC
3001 Boxwood Dr
Franklin, TN 37069

Property Address:
3427 Lebanon Pike
Hermitage, TN 37076

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT 1, AS SHOWN ON THE SUBDIVISION PLAT OF LAUREL HILLS COMMERCIAL PARK, OF RECORD IN BOOK 5200, PAGE 199, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LUTZ HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY DEED FROM TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AS INSTRUMENT NUMBER 202002190018340, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL ID: Map 086; Parcel 000232.00

Tennessee Certification of Electronic Document

I, Jimmy Spruill, 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 04/24/2025 (date of document).

Affiant Signature

05/01/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON