Karen Johnson Davidson County
Batch# 1269050 DEEDWARRSP
05/05/2025 04:04:30 PM 8 pgs
Fees: $43.00 Taxes: $5,735.00
20250505-0035006

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Lebberes Dyersburg LLC 3222 Kinnard Springs Road Franklin, TN 37064	Lebberes Dyersburg LLC 3222 Kinnard Springs Road Franklin, TN 37064	09415000800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PETER A. NESBITT and DIANE R. NESBITT**, individuals (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **LEBBERES DYERSBURG LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 254 Spence Lane, Nashville, Tennessee 37210.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons [lawfully] claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 29th day of April, 2025.

GRANTOR:

PETER A. NESBITT

DIANE R. NESBITT

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared PETER A. NESBITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2025.

NOTARY PUBLIC

STACEY ANGELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
9-28-26

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared DIANE R. NESBITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of April, 2025.

NOTARY PUBLIC

My Commission Expires:
_____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 29th day of April, 2025.

GRANTOR:

PETER A. NESBITT

DIANE R. NESBITT

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared PETER A. NESBITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this _____ day of April, 2025.

NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared DIANE R. NESBITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of April, 2025.

NOTARY PUBLIC

My Commission Expires:
11/08/2028

EMILY PROHASKA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,550,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 29 day of April, 2025.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Legal Description of Property

BEING A PARCEL OF LAND IN THE 15TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOW AS HAVING A PARCEL ID OF 09415000800. SAID PARCEL BEING THE PETER & DIANE NESBITT PROPERTY AS RECORDED ON INSTRUMENT NUMBER (INST NO.) 20050330-0034230 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCT). IT CAN GENERALLY BE DESCRIBED AS BEING EAST OF AND ADJACENT TO SPENCE LANE, SOUTH OF SPENCE COURT, WEST OF SPENCE CIRCLE, AND NORTH OF MARWOOD LANE, AND BEING FURTHER DESCRIBED BELOW.

BEGINNING AT A FOUND ½" IRON PIN IN THE EASTERN RIGHT OF WAY (ROW) OF SPENCE LANE. SAID POINT OF BEGINNING HAVING TENNESSEE STATE PLANE COORDINATES (NAD 83) NORTHING OF 661778.64, EASTING OF 1755350.71. SAID IRON PIN BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED PROPERTY AND BEING THE NORTHWEST CORNER OF THE DIANE & PETER NESBITT PROPERTY AS RECORDED IN INST NO. 20131101-0113474 RODCT.

THENCE, LEAVING SAID NESBITT PROPERTY AND WITH SAID ROW, NORTH 06°11'09" EAST A DISTANCE OF 149.95 FEET TO A FOUND IRON PIN. SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE DIANE & PETER NESBITT PROPERTY AS RECORDED IN INST NO. 20161121-0122674 RODCT.

THENCE, LEAVING SAID ROW AND WITH SAID NESBITT PROPERTY, SOUTH 83°37'20" EAST A DISTANCE OF 289.85 FEET TO A FOUND IRON PIN CAPPED "SOUTHERN STATES SURVEY". SAID IRON PIN BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED PROPERTY AND BEING IN THE WESTERN LINE OF THE CHRISTOPHER HARRIS PROPERTY AS RECORDED ON INST NO. 20110811-0062050 RODCT.

THENCE, LEAVING SAID NESBITT PROPERTY, ALONG AND PAST SAID HARRIS PROPERTY, TO AND PAST THE DEVIN RAYBOURN PROPERTY AS RECORDED IN INST NO. 20151216-0126444 RODCT, TO AND ALONG THE RICARDO & CHERYL DIXON PROPERTY AS RECORDED IN INST NO. 00009791-0000890 RODCT, SOUTH 05°50'48" WEST A DISTANCE OF 149.63' TO A FOUND IRON PIN. SAID IRON PIN BEING THE NORTHEAST CORNER OF THE PETER & DIANE NESBITT PROPERTY AS RECORDED IN INST NO. 20121008-0091989 RODCT.

THENCE, LEAVING SAID DIXON PROPERTY, WITH AND PAST THE SAID NESBITT PROPERTY, TO AND ALONG THE DIANE & PETER NESBITT PROPERTY AS RECORDED IN INST NO. 20131101-0113474 RODCT, NORTH 83°41'10" WEST A DISTANCE OF 290.74 FEET TO THE POINT OF BEGINNING.

HEREIN DESCRIBED TRACT CONTAINING 43,483 SQUARE FEET OR 0.99 ACRES, MORE OR LESS, DESCRIBED ACCORDING TO THE NSPS/ALTA LAND TITLE SURVEY PREPARED BY JOSHUA A. MEEKS, TN RLS NO. 27990, DATED MARCH 18, 2025, LAST REVISED APRIL 21, 2025, PROJECT NO. 25-12-00541.

Being the same property conveyed to Peter A. Nesbitt and wife, Diane R. Nesbitt by Warranty Deed from James Ray of record in Instrument No. 20050330-0034230, Register's Office for Davidson County,

Tennessee, dated March 25, 2005 and recorded on March 30, 2005, as corrected by Affidavit of Scrivener's Error of record at Instrument No. 20050418-0042984, said Register's Office.

TOGETHER WITH that certain Access Easement of record as Instrument No. __202505050035005_____, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2025, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.

3. Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, page 410, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument Number 20050928-0116192, in the Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20060815-0100259, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20050928-0116194 and Instrument No. 200608220103408, in the Register's Office for Davidson County, Tennessee.

7. All matters shown on the survey prepared by Joshua A. Meeks, TN RLS #2790, TTL, Inc., dated March 18, 2025, last revised April 21, 2025, Project No. 25-12-00541.

Tennessee Certification of Electronic Document

I, Al Frazier, 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 April 29, 2025 (date of document).

Affiant Signature

April 29, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of April, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON