Karen Johnson Davidson County
Batch# 1279498 DEEDWARRSP
05/30/2025 08:58:30 AM 7 pgs
Fees: $38.00 Taxes: $39,220.00
20250530-0042428

THIS INSTRUMENT PREPARED BY:

WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,600,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2025.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 10/17/2027

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Beechwood, LLC	Same	11801001400
Attn: Jefferson C. Pennington III		11801044800
3807 Charlotte Avenue		11801001500
Nashville, TN 37209		11801001600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **MARY F. MCMILLEN** and **MARTHA F. THOMPSON** (collectively, the "Grantors"), have bargained and sold, and by these presents do sell, transfer, and convey unto **BEECHWOOD, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 29th day of May, 2025 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 2501, 2503, 2503 B, and 2505 12th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the Grantee, its successors, and its assigns, forever; and Grantors covenant with the Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, and their assigns, to warrant and forever defend the title to the said land to the Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

Mary F. McMillen

Martha F. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY F. MCMILLEN**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA F. THOMPSON**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

EXHIBIT A

PROPERTY DESCRIPTION

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

TRACT 1

Land in Davidson County, Tennessee, being part of Lot No. 16 on Belmont Land Co.'s Plan Showing Sub. of 10 Acres and Re Sub. of Lots 1-6 & 20-25, Ashwood Ave. E., as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 47.5 feet on the westerly side of the Granny White Pike or 12th Avenue South, and runs back between lines 223.5 feet on the southerly line and 227.6 feet on the northerly line to an alley, and measures 47.3 feet, more or less, thereon.

Included in the above, but excluded therefrom, is that portion thereof conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee pursuant to Warranty Deed of record in Book 4011, page 652, Register's Office for Davidson County, Tennessee.

Included in the above, but excluded therefrom, is that portion thereof conveyed to the Metropolitan Government of Nashville & Davidson County pursuant to Warranty Deed of record as Instrument No. 20040109-0003641, Register's Office for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being part of Lot No. 16 on Belmont Land Co.'s Plan Showing Sub. of 10 Acres and Re Sub. of Lots 1-6 & 20-25, Ashwood Ave. E., as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of 12th Avenue South, or Granny White Pike, 47.5 feet south of the south margin of Beechwood Avenue; thence with the margin of said 12th Avenue South, southerly 49.75 feet to a point; thence westwardly 220.2 feet to the easterly margin of an alley; thence with said alley, northerly 49.7 feet, more or less, to a point 47.3 feet, more or less, south of the southerly margin of Beechwood Avenue; thence easterly 223.5 feet, more or less, to the point of beginning.

Included in the above, but excluded therefrom, is that portion thereof conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee pursuant to Warranty Deed of record in Book 4011, page 653, Register's Office for Davidson County, Tennessee.

TRACT 3

Land in Davidson County, Tennessee, being the northerly 47.25 feet of Lot No. 17 on Belmont Land Co.'s Plan Showing Sub. of 10 Acres and Re Sub. of Lots 1-6 & 20-25, Ashwood Ave. E., Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 47.25 feet on the westerly side of 12th Avenue South, or Granny White Pike, and runs back between lines, 220.2 feet on the north line and 216 feet, more or less, on the south line, to an alley in the rear, and measures 47 feet, more or less, thereon.

Included in the above, but excluded therefrom, is that portion thereof conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to Warranty Deed of record in Book 4012, page 322, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robey H. Franklin and wife, Hazel A. Franklin, by deed from C. S. Baker and wife, Elizabeth T. Baker, of record in Book 5113, page 838, Register's Office for Davidson County, Tennessee. Robey H. Franklin died on or about March 15, 1990, leaving Hazel A. Franklin as the surviving tenant by the entirety. The said Hazel Ann Franklin having since died testate on or about October 30, 1990. Pursuant to the Last Will and Testament of Hazel Ann Franklin, as admitted to probate in Docket No. 96256 in the Probate Court of Davidson County, Tennessee, said property was devised to Mary F. McMillen and Martha F. Thompson by Executor's Quitclaim Deed of record in Book 9092, page 569, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Matters shown on the Plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Matters shown on the ALTA/NSPS Land Title & Topographic Survey prepared by L. Brandon Lambert, TN RLS No. 2828, with Chastain-Skillman, 215 Centerview Drive, Suite 113, Brentwood, TN 37027, dated May 28, 2025, Project Number 1025905.

True Copy Certification

I, William T. Smith, 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 May 29, 2025.

Affiant Signature

Date: May 29, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

