Karen Johnson Davidson County
Batch# 1281536 DEEDWARRSP
06/04/2025 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $14,430.00
20250604-0044059

SPECIAL WARRANTY DEED

FROM: West End Commercial Properties, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: The Tennessee Legal Community Foundation

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
The Tennessee Legal Community Foundation 3010 Poston Avenue Nashville, TN 37203	Same	104-02-412.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $3,900,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of June, 2025.

Notary Public

My Commission Expires:_____

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **West End Commercial Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **The Tennessee Legal Community Foundation**, a Tennessee nonprofit corporation (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 3010 Poston Avenue, Nashville, Tennessee 37203.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 3rd day of June, 2025.

SELLER: West End Commercial Properties, LLC,
a Tennessee limited liability company

By: _____
Peter Whitely, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Peter Whitely with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of West End Commercial Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Managing Member.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of June, 2025.

William C Blake
Notary Public

My Commission Expires: 3/24/2026

WILLIAM C. BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Gina Morrison Property Subdivision of record in Book 7900, Page 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to West End Commercial Properties, LLC, by deed from Third Coast Partners, LLC, of record in Instrument No. 201612210133960, in the Register's office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2025 and future taxes, a lien, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 7900, Page 559, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the Alley contiguous to the land.

4. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion , 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 06/04/2025 (date of document).

Bainbridge Dillion
Affiant Signature

06/04/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 04th day of June, 2025 .

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

