This Instrument Prepared By
K Brian Hay, Attorney at Law
104 W 6th Street, Ste 200
Columbia, TN 38401

Karen Johnson
Batch # 1285228
06/17/2025 11 07 56 AM
Fees $23 00 Taxes $1,480 00

Davidson County
DEEDWARRSP
4 pgs

20250617-0047486

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes
Allison Reynolds, as trustee, of the Ravenscalf Ridge Trust	Same as New Owner
3250 Dickerson Pk, Ste 114	
Nashville, TN 37207	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1 00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **J.D.P. Properties, L.P., a Tennessee limited partnership (formerly J.D.P. Properties, a Tennessee general partnership)** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Allison Reynolds, as trustee, of the Ravenscalf Ridge Trust** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit

Land in Davidson County, Tennessee, being the northerly half of Lots A and C on the Corrected Plat of E.J. Childers Subdivision of J.H. Ambrose Tract, of record in Plat Book 332, page 134, Register's Office for Davidson County, Tennessee, being described as follows·

Beginning on the westerly margin of the Gallatin Pike at the northeast corner of said Lot "C"; thence with the northerly line of Lots "C" and "A", westerly 242 feet to the corner of Lots "A" and "S"; thence with the line between said two lots, southerly 44-3/4 feet, more or less, to Thurman northwest corner, thence with Thurman's north line, easterly 220 feet, more or less, to the westerly margin of said pike; thence with the westerly margin of said Pike, northerly 50 feet to the beginning

Being the same property conveyed to J.D P. Properties, a General Partnership by Warranty deed from Marylou Sidwell of record in Instrument No 20090603-0051309 Register's Office for Davidson County, Tennessee, dated June 1, 2009 and recorded on June 3, 2009. J.D.P. Properties, a General Partnership, is now J.D.P. Properties, L.P., a Tennessee limited partnership.

Tax Parcel #07206014300
Known as. 3105 Gallatin Pk, Nashville, TN 37216

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

- Real property taxes for the year 2025, a lien not yet due and payable;
- all matters shown on the Plan of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee, or as herein set out.

Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 06/12/2025 day of June, 2025.

GRANTOR:

J.D.P. Properties, L.P., a Tennessee limited partnership

By: J.D.P. Family Property Management, LLC,
a Tennessee limited liability company
Its: General Partner

By: J.D. Peppers
John D. Peppers, Sole Member, Chief Manager

STATE OF Mississippi

COUNTY OF Warren

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared **John D. Peppers**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be **the Sole Member/Chief Manager of J.D.P. Family Property Management, LLC**, a Tennessee limited liability company, **in its capacity as the General Partner of J.D.P. Properties, L.P.**, a Tennessee limited partnership, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as such Sole Member/Chief Manager of J.D.P. Family Property Management, LLC as the general partner of Grantor hereunder.

Witness my hand and seal at office in the aforesaid state and county this 12th day of June, 2025.

State of: Texas County of: Waller

Shelbi Falcon Notary Public, State of Texas

Notary Public
My Commission Expires: 07/06/2025

(SEAL)

Shelbi Falcon
ID NUMBER
133202461
COMMISSION EXPIRES
July 6, 2025

State of: Texas County of: Waller

Electronically signed and notarized online using the Proof platform.

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of June, 2025.

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My Commission Expires. 05/08/28

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 6/12/25.

Date

Affiant Signature

6/12/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of June, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)