Karen Johnson Davidson County
Batch# 1289729 DEEDWARRSP
06/25/2025 08:10:30 AM 6 pgs
Fees: $33.00 Taxes: $19,055.00
20250625-0049852

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Aces Holdings, LLC 936 Caldwell Ln. Nashville, TN 37204	Same	175-00-0-204.00

FOR AND IN CONSIDERATION of the sum of Five Million One Hundred Fifty Thousand and 00/100 Dollars ($5,150,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SUPERIOR INVESTMENTS, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto ACES HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 12729 Old Hickory Boulevard, Antioch, Tennessee 37013. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth above.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, Grantor has hereunto set its duly-authorized signature, this 24 day of June, 2025.

GRANTOR:

SUPERIOR INVESTMENTS

By: _____
Daniel E. Black, Authorized Partner

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared Daniel E. Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Partner of SUPERIOR INVESTMENTS, the within named bargainor, a Tennessee general partnership, and that he, as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Authorized Partner.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 20 day of June, 2025.

_____
Notary Public

My Commission Expires: 10/21/25

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 10-21-2025

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Million One Hundred Fifty Thousand and 00/100 Dollars ($5,150,000.00).

AFFIANT

Sworn to and subscribed before me, this 24th day of June, 2025.

Notary Public

My Commission Expires: 8-30-2027

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Star Subdivision, of record as Instrument No. 20000310-0025164 (erroneously reference in prior deed as 20000314-0025164), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to SUPERIOR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF P. MARK DOSSEY, BILLY J. CLEMONS, AND THOMAS W. DALLAS, by deed from STAR INVESTMENTS, A GENERAL PARTNERSHIP COMPOSED OF DOYLE R. MONDAY AND C. GREGORY SMITH, JR., of record as Instrument No. 20030501-0058220, dated April 29, 2003, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

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 as Instrument No. 20000310-0025164, said Register's Office.

3. Storm Water Detention Agreement of record as Instrument No. 20040322-0032117, said Register's Office.

4. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated April 23, 2025, last revised May 14, 2025, and designated as Job No. 24124-25.

5. Rights and interest of Grantor as tenant, under an unrecorded lease.

Certificate of Authenticity

I, Melissa Goelz, 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 June 24, 2025.

Date

Affiant Signature

June 24, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025.

Notary's Signature

My Commission Expires: 07-18-2025
Date

Notary's Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

202506250049852