Karen Johnson Davidson County
Batch# 1295182 DEEDWARRSP
07/08/2025 02:00:30 PM 6 pgs
Fees: $33.00 Taxes: $20,616.40
20250708-0053679

This instrument prepared by:
Charles J. Stafford
Alexander & Vann, LLP
411 Gordon Avenue
Thomasville, GA 31792

Owner/Responsible Taxpayer:
Pamela W. Jackson
919 Drew Place
Nashville, TN 33801

Tax Parcel ID#130-01-0-115.00

SPECIAL WARRANTY DEED

THIS INDENTURE made as of the 8th day of July, 2025, between **PALMETTO BELLE MEADE-HIGHWAY 100, LLC,** a Florida limited liability company, First Party, and **PAMELA W. JACKSON**, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

See Attached Exhibit "A"

This is improved property known as 6015 Highway 100, Nashville, Tennessee 37205.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns, forever.

This conveyance is made subject to easements, covenants, conditions, restrictions, dedications, agreements, resolutions, reservations, ordinances, permits, development orders and all other matters of record including those Permitted Encumbrances set forth on the attached Exhibit "B"; that certain Lease dated August 2, 2022, between First Party, as landlord, and Bridgestone Retail Operations, LLC, a Delaware limited liability company, as tenant; and taxes and assessments for the year 2025 and subsequent years.

First Party covenants that it is lawfully seized in fee simple of the premises and that it has a good and lawful right to sell and convey the same. First Party further covenants that it will warrant and defend the title to said premises unto the Second Party, its successors and assigns, against the lawful claims of all parties claiming by, through, or under the First Party, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party has caused this instrument to be executed as of the day and year first above written.

PALMETTO BELLE MEADE-HIGHWAY 100, LLC, a Florida limited liability company

By: Palmetto Capital Group, LLC, a Georgia limited liability company
Its Manager

By: Clayton D. Stephens
Clayton D. Stephens, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Clayton D. Stephens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Palmetto Capital Group, LLC, a Georgia limited liability company, which entity is the Manager of Palmetto Belle Meade-Highway 100, LLC, a Florida limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as President.

WITNESS my hand and official seal at office this 7th day of July, 2025.

Julia Franks Loyd
Notary Public

My Commission Expires: 10/4/27

JULIA FRANKS LOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or true value of the property transferred, whichever is greater, is $5,572,000.00.

Subscribed and sworn to before me this 8th day of July, 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"

Land in Davidson County, Tennessee and being Lot Nos. 7, 8, 9 and 10 of Block "Z", as shown on the map entitled 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks Y & Z, of record in Book 1130, page 63, Register's Office for Davidson County, Tennessee, and being more particularly described based upon a survey prepared by Allen R. Trumbo, TN RLS No. 1 127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167, dated 11-18-99, Job No. 99053, as follows:

Beginning at a P K Nail situated in the easterly margin of U.S. Highway 100, said point being 129.53 feet more or less south of the southeast curve return at the intersection of U.S. Highway 100 and Heady Drive. said point being the northwest corner of the property herein conveyed;

Thence, leaving said road, S 64 deg 23 min 27 sec E, a distance of 227.64 feet to a P K Nail in a 20-foot alley;

Thence, with said alley, S 25 deg 36 min 23 sec W, a distance of 104.19 feet to an iron rod; Thence, S 29 deg 16 min 28 sec W a distance of 4.59 feet to an iron rod;

Thence, N 61 deg 51 min 27 sec W, a distance of 230.06 feet to a railroad spike in the easterly margin of Highway 100;

Thence, with said road and around a curve to the left having a central angle of 01 deg 29 min 47 sec, a radius of 3776.68 feet, a length of 98.63 feet, a tangent of 49.32 feet and a chord which bears N 27 deg 03 min 06 sec E for a distance of 98.63 feet to the point of beginning and containing 23717.260 square feet or 0.544 acres, more or less.

Being the same property conveyed to PALMETTO BELLE MEADE-HIGHWAY 100, LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from 6015 HIGHWAY 100, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20220816-0092906, dated August 15, 2022, said Register's Office.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 130-01-0-115.00.

2. Matters shown on the Plan of record in Book 1130, page 63, said Register's Office.

3. Grant of Non-Exclusive Easement Distribution of record as Instrument No. 20221103-0118569, said Register's Office.

4. All matters shown on the plat of survey by Kenneth A. Bau, Tenn. RLS No. 2019, with Young - Hobbs and Associates, dated May 6, 2025, last revised _____, and designated as Pro. #: 079-22.

Certificate of Authenticity

I, Melissa Gadz, 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 July 8, 2025.

Date

Affiant Signature

July 8, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 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