Karen Johnson Davidson County
Batch# 1301822 DEEDWARRSP
07/24/2025 11:30:30 AM 6 pgs
Fees: $33.00 Taxes: $17,889.50
20250724-0058568

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Peter and Carol Leggett Revocable Trust c/o Peter Leggett, Trustee 908 John Armfield Court Gallatin, Tennessee 37066	Map/Parcel No. 05000016600	Same as New Owner
This instrument prepared by: Michael B. Noble, Bradley Arant Boult Cummings LLP, 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CAT NASHVILLE, LLC, an Ohio limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to CHARLES PETER LEGGETT AND CAROL MAE LEGGETT, TRUSTEES OF THE PETER AND CAROL LEGGETT REVOCABLE TRUST DATED OCTOBER 5, 1979 (AMENDED AND RESTATED 3/19/1990) (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 3475 Dickerson Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $4,835,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of July, 2025.

Notary Public
My Commission Expires:

JULIE A. DOLLENMAYER
Notary Public, State of Ohio
My Commission Expires
December 19, 2025

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective this 24 day of July, 2025.

GRANTOR:

CAT NASHVILLE, LLC,
an Ohio limited liability company

By: _____
Name: Douglas Compton
Title: Authorized Manager

STATE OF OHIO)
COUNTY OF HAMILTON)

Before me, Julie A. Dollenmayer the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Compton, 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 Authorized Manager of CAT NASHVILLE, LLC, the within named bargainor, an Ohio limited liability company, and that he as such Authorized Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Manager.

WITNESS my hand and seal at office in Cincinnati, Ohio, this the 22nd day of July, 2025.

_____
Notary Public

My Commission Expires:

_____



JULIE A. DOLLENMAYER
Notary Public, State of Ohio
My Commission Expires
December 19, 2025

EXHIBIT A

DESCRIPTION OF PROPERTY

Land lying in the Eighth Civil District, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being all of Lot 102 of the Final Plat, Altitude at 41, Phase I, recorded as Instrument No. 202209260106611, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description.

Being the same property conveyed to CAT Nashville, LLC, an Ohio limited liability company, by deed from Altitude at 41 LLC, a New York limited liability company, of record in Instrument No. 202306010041232, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat of record in Instrument No. 202209260106611, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Altitude at 41, LLC, of record in Instrument No. 202002030012335, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictive Covenants by Altitude at 41, LLC, a New York limited liability company, of record in Instrument No. 202304040024349, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Covenants, Conditions and Restrictions for Altitude at 41, by Altitude at 41, LLC, a New York limited liability company, of record in Instrument No. 202304040024350, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between CAT Nashville, LLC, an Ohio limited liability company and Thorntons LLC, a Delaware limited liability company, of record in Instrument No. 202404300031353, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by CAT Nashville, LLC, of record in Instrument No. 202405210037760, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 7/24/2025 (date of document).

Erica Allyn
Affiant Signature

7/24/2025
Date

State of Tennessee

County of Davidson

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

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

