THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Ste. 110
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1305660 DEEDWARRSP
08/04/2025 08:47:30 AM 7 pgs
Fees: $38.00 Taxes: $9,057.60
20250804-0061348

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel No.**
SiteUno, GP 106 Lasalle Ct Nashville, TN 37205	Same as New Owner	075-13-0-243.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BOBBIE ALICE YOUNT CARTER and ALLEN CRAIG YOUNT**, hereinafter collectively called "Grantors", has bargained and sold, and by its presents does transfer and convey unto **SITEUNO, GP**, a Tennessee general partnership, hereinafter called "Grantee", his heirs and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 4040 Lebanon Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B. Notwithstanding the foregoing, Grantor makes no warranties or representations whatsoever with regards to any oil, gas or other mineral rights associated with the Property. To the extent Grantor owns any oil gas or other mineral rights associated with the Property, the same are conveyed to Grantee by quitclaim and without any warranty of title.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of July, 2025.

BOBBIE ALICE YOUNT CARTER

STATE OF ~~TENNESSEE~~ Hawaii)
COUNTY OF ~~DAVIDSON~~ Maui)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **BOBBIE ALICE YOUNT CARTER** to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal on this the 29 day of July, 2025.

NOTARY PUBLIC

My Commission Expires:_____

DARNELL K. HOOKANO
Commission Expires 2/26/2026

DARNELL K. HOOKANO NOTARY PUBLIC No. 06-110 STATE OF HAWAII

Doc. Date: undated # Pages: 6
Darnell K. Hookano Second Circuit
Doc. Description Special Warranty Deed

Notary Signature 7/29/25 Date

NOTARY CERTIFICATION

DARNELL K. HOOKANO NOTARY PUBLIC No. 06-110 STATE OF HAWAII

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2025.

ALLEN CRAIG YOUNT

STATE OF FLORIDA)

COUNTY OF LEE)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **ALLEN CRAIG YOUNT** to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. who was physically present and produced Florida Drivers License as identification.

Witness my hand and seal on this the 30th day of July, 2025.

VALERIE L. NATION
Notary Public - State of Florida
Commission: HH 245755
Expires: 03/28/2026

NOTARY PUBLIC Valerie L Nation

My Commission Expires: 3/28/2026

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $2,448,000.00.

Affiant

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

Notary Public

My Commission Expires: 07-18-2028

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

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hermitage Hills, Resub. Commercial Area #2, of record in Plat Book 4470, page 139, 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 BOBBIE ALICE YOUNT CARTER AND STEPHEN H. HORRELL, TRUSTEES FOR (A) BRUCE WAYNE YOUNT, SR AND OTHER BENEFICIARIES AS EVIDENCED BY THAT CERTAIN IRREVOCABLE TRUST AGREEMENT I DATED JUNE 10, 1993, A ONE-FOURTH (14) UNDIVIDED TENANCY-IN-COMMON; (B) ALLEN CRAIG YOUNT AND OTHER BENEFICIARIES AS EVIDENCED BY THAT CERTAIN IRREVOCABLE TRUST AGREEMENT II DATED JUNE 10, 1993, A ONE-FOURTH (14) UNDIVIDED TENANCY-IN-COMMON; (C) DARREN RICH YOUNT AND OTHER BENEFICIARIES AS EVIDENCED BY THAT CERTAIN IRREVOCABLE TRUST AGREEMENT III DATED JUNE 10, 1993, A ONE-FOURTH (14) UNDIVIDED TENANCY-IN-COMMON; AND STEPHEN H. HORRELL, TRUSTEE FOR BOBBIE ALICE YOUNT CARTER AND OTHER BENEFICIARIES AS EVIDENCED BY THAT CERTAIN IRREVOCABLE TRUST AGREEMENT III DATED JUNE 10, 1993, A ONE-FOURTH (14) UNDIVIDED TENANCY-IN-COMMON, by deed from ALICE ELIZABETH YOUNT, of record in Book 9048, page 614, dated June 10, 1993, said Register's Office. STEPHEN H. HORRELL HAVING SINCE DIED.

BOBBIE ALICE YOUNT CARTER, AS TRUSTEE OF THE IRREVOCABLE TRUST AGREEMENTS, I, II, III AND IV, DATED JUNE 10, 1993 having conveyed to BOBBIE ALICE YOUNT CARTER AND ALLEN CRAIG YOUNT, AS TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20241114-0088537, dated November 7, 2024, said Register's Office.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years.

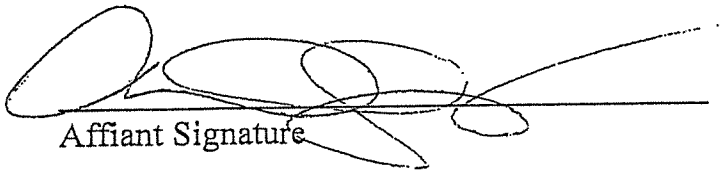
2. Masters shown on the Plan of record in Book 4470, page 139, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Allen Craig Yount and Bobbie Alice Yount Carter to Horrell Company, of record in Instrument No. 20250325-0022318, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Gocia, 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 07-29-2025.

Date



Affiant Signature

08-01-2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2025.

Lisa Farris

Notary's Signature

My Commission Expires: 07-18-28

Date

Notary's Seal (if on paper)

