WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311699 DEEDWARR
08/19/2025 11:42:30 AM 4 pgs
Fees: $23.00 Taxes: $11,477.40
20250819-0066209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,102,000.00.

Subscribed and sworn to before me, this the ___ day of August, 2025.

Notary Public

My Commission Expires: 1/11/2

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Spencer Fane Bone McAllester, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bill To:
J.D. Manning, LLC 44 S. Washington Street New Bremen, OH 45869 Attn: Kathy A. Doseck	116-03-0R-008.00CO	New Owner

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 which are hereby acknowledged, CHARTWELL PROPERTIES, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto J.D. MANNING LLC (herein referred to as "Grantee"), and Ohio limited liability company, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. MN301, together with the appurtenant interest in the common elements of The Manning Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20200908-0102279, Register's Office for Davidson County, Tennessee, said Unit being depicted on The Manning Condominiums attached as Exhibit "C" to the aforementioned Declaration, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 38 and 39 and storage space number T-5 as shown on A1.0 as set forth in Exhibit C to said Declaration.

Being part of the same property conveyed to CHARTWELL PROPERTIES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILSON S. MANNING AND WIFE, ARLINE H, MANNING, of record as Instrument No. 20060921-0117413, dated September 20, 2006, said Register's Office.

Also being part of the same property conveyed to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SARA H. GILLUM, UNMARRIED, of record as Instrument No. 20070112-0005349, dated January 8, 2007, said Register's Office.

CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed Parcel 1 and Parcel 2 to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed of record as Instrument No. 20181004-0098674, said Register's Office, for the purpose of combining Map-Par. 116-03-0-111.00 and Map-Par. 116-03-0-138.00 into one Parcel.

This is improved property known as 110 Woodmont Boulevard, Unit #301, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2025 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS and binds itself and its successors and assigns to warrant and forever defend the title to said Property to Grantee, his heirs and representatives, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS this the 18th day of August, 2025.

GRANTOR:

CHARTWELL PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Joe A. Owen, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe A. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Manager of Chartwell Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal at office this 18th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 1/11/26

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 August 18, 2025 (date of document).

Affiant Signature

8/19/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2025.

Notary's Signature

My Commission Expires: 10/4/27.

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NSH 3243180.1