DG #16369
1755 Dr DB Todd Jr Boulevard
Nashville, Davidson County, TN

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

Karen Johnson Davidson County
Batch# 1316702 DEEDWARRSP
08/29/2025 03:37:30 PM 8 pgs
Fees: $43.00 Taxes: $4,717.50
20250829-0069572

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
CWC Properties, LLC, a Tennessee limited liability company, and DCS Properties, LLC, a Tennessee limited liability company 1258 Sandy Valley Road Hendersonville, TN 37075	Same	081-11-0-073.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Darcy Barra, Trustee of The Barbara Novick Living Trust Dated June 11, 2024, as to an undivided 53.63% interest as a tenant-in-common**; and **Darcy Barra, Trustee of The Spousal Disclaimer Trust FOB Barbara Novick Under Paragraph 5 of The Last Will And Testament of Martin Novick Dated June 29, 2022, as to an undivided 46.37% interest as a tenant-in-common** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto CWC Properties, LLC, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest as a Tenant in Common; and DCS Properties, LLC, a Tennessee limited liability company, as to an undivided fifty percent (50%) interest as a Tenant in Common (collectively, the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 25 day of August 2025.

GRANTOR:

DARCY BARRA, TRUSTEE OF THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK

By: Darcy Barra, Trustee
Darcy Barra, Trustee

Date: 8/25/25

STATE OF New York)

COUNTY OF Nassau)

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, DARCY BARRA, TRUSTEE OF THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK, the maker, and is authorized the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Plainview, NY, this 25 day of August 2025.

Notary Public
My Commission Expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

GRANTOR:

DARCY BARRA, TRUSTEE OF THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024;

By: Darcy Barra, Trustee
Darcy Barra, Trustee

Date: 8/25/25

STATE OF New York)

COUNTY OF Nassau)

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, DARCY BARRA, TRUSTEE OF THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Trustee of THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024, the maker, and is authorized the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Plainview, NY, this 25 day of August 2025.

Notary Public
My Commission Expires: 8/1/26

FRAN CORLISS
Notary Public, State of New York
No. 01C05031168
Qualified in Nassau County
Commission Expires Aug 01, 2026

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,275,000.00.

Affiant

Subscribed and sworn to before me this 28th day of August 2025.

Notary Public

My Commission Expires: 04-26-27

SYBLE COLEMAN GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES APRIL 26, 2027

EXHIBIT A
Property Description

Property description
Tax Map 81-11, Parcel 73

LAND IN THE 21ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY BUCHANAN STREET, ON THE EAST BY DR. D.B. TODD JR. BOULEVARD, SOUTH BY RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ON THE WEST 21ST AVENUE NORTH;

COMMENCING AT THE INTERSECTION OF BUCHANAN STREET AND 21st AVENUE NORTH, THENCE IN A SOUTHEASTERLY DIRECTION 40 +/- FEET, TO AN IRON ROD SET AT THE SOUTHEAST INTERSECTION OF THE MARGIN OF THE TWO STREETS AND ALSO BEING THE POINT OF BEGINNING FOR HEREIN DESCRIBED LAND;

THENCE WITH THE SOUTHERLY MARGIN OF BUCHANAN STREET, S 86°37'58" E A DISTANCE OF 174.75 FEET TO AN IRON ROD SET;

THENCE, WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.13 FEET, WITH A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF, S 51°52'57" E, WITH A CHORD LENGTH OF 11.40 FEET, TO AN IRON ROD SET IN THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD;

THENCE WITH THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD, S 17°07'56" E A DISTANCE OF 203.73 FEET TO AN IRON ROD SET AT THE NORTHEAST PROPERTY CORNER OF RESTORATION CONCEPTS, LLP., IN INSTRUMENT NUMBER 20151118-0117110, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE WESTERLY MARGIN OF D.B. TODD JR. BOULEVARD WITH RESTORATION CONCEPTS, LLP., NORTHERLY PROPERTY LINE, S 83°22'51" W A DISTANCE OF 101.18 FEET TO AN IRON ROD SET IN THE EASTERN PROPERTY LINE OF NATHANIEL WOODRUFF IN DEED BOOK 10843, PAGE 905, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY PROPERTY LINE OF WOODRUFF, N 09°42'36" W A DISTANCE OF 30.00 FEET TO AN IRON ROD SET AT WOODRUFF NORTHEAST PROPERTY CORNER;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WOODRUFF, S 85°44'23" W A DISTANCE OF 105.70 FEET TO AN IRON ROD SET ON THE EASTERLY MARGIN OF 21ST AVENUE NORTH;

THENCE WITH THE EASTERLY MARGIN OF 21ST AVENUE NORTH, N 09°07'52" W A DISTANCE OF 204.53 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 39,211.99 SQUARE FEET, 0.900 ACRES;

BEING THE PROPERTY CONVEYED TO MARTIN NOVICK BY DEED OF RECORD IN INSTRUMENT NUMBER 20160503-0043313, AS RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

ALSO BEING THE PROPERTY CONVEYED TO DARCY BARRA, TRUSTEE OF THE SPOUSAL DISCLAIMER TRUST FOB BARBARA NOVICK UNDER PARAGRAPH 5 OF THE LAST WILL AND TESTAMENT OF MARTIN NOVICK; AND DARCY BARRA, TRUSTEE OF THE BARBARA NOVICK LIVING TRUST DATED JUNE 11, 2024; BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20250815-0065225; AS CORRECTED BY DEED OF CORRECTION OF RECORD AS INSTRUMENT NUMBER 20250826-0068130, SAID REGISTER'S OFFICE.

BEING A SURVEY CONDUCTED BY DALE AND ASSOCIATES, IN JULY 28 2015, UNDER THE SUPERVISION OF STEVEN C. MATTHEWS A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, LICENSE NUMBER 2352.

EXHIBIT B
Permitted Exceptions

1. Davidson County taxes for the year 2025 and thereafter, not yet due and payable.

2. All matters shown on the plan appearing of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in 20150625-0061075, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions of record in Instrument No. 20160219-0015965, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way of record in Instrument No. 20150714-0068265; as corrected in Instrument No. 20150721-0071224, Register's Office for Davidson County, Tennessee.

6. Memorandum of Lease of record in Instrument No. 20151001-0099731, Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, 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 08/25/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/25/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

