Karen Johnson Davidson County
Batch# 1317721 DEEDWARRSP
09/03/2025 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $5,439.00
20250903-0070140

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
BJG RE LLC Attn: Brian George 601 Brandywine Village Court Old Hickory, TN 37138	New Owner	064-01-0-064.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1MOSAICRE, LLC**, a Tennessee limited liability company ("Grantor"), does hereby transfer, sell and convey unto **BJG RE LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all right, title and interest in and to that certain tract or parcel of land located at 601 Brandywine Village Court, Old Hickory, Davidson County, Tennessee 37138, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

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

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 28th day of August, 2025.

GRANTOR:

1MOSAICRE, LLC, a Tennessee limited liability company

By: _____
Christopher Mahan, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Christopher Mahan, 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 Member of 1MosaicRE, LLC, a Tennessee limited liability company, the within named bargainor, and that he as a Member of the company executed the foregoing instrument for the purposes therein contained in his role as a Member of the company.

WITNESS my hand and seal, at office in Nashville, Tennessee this 29 day of August, 2025.

_____
Notary Public

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,470,000.00.

Andrea P. Rey

AFFIANT

Subscribed and sworn to before me, this 29 day of August, 2025.

Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-22-29

CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 22, 2029

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, and described more particularly as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of the SPENCER & ATCHLEY COMMERCIAL SUBDIVISION, as shown on the plan of record in Plat Book 9700, Page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to 1MosaicRE, LLC, a Tennessee limited liability company, by deed from Real Properties of Nashville, LLC, of record in Instrument No. 20190131-0009370, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2025 and thereafter.

2. All matters shown on plat(s) of record in Book 9700, Page 560, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Dongela Davis, 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 8/29/2025 (date of document).

) Affiant Signature

9/2/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

