Karen Johnson
Batch # 1318204
09/04/2025 01 18 27 PM
Fees $28 00 Taxes $5,735 00
Davidson County
DEEDWARRSP
5 pgs
20250904-0070800

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JK Macmillan Commercial Properties, LLC 3042 Conar Street Franklin, TN 37064	SAME	Map and Parcel No.: 118-07-0-035.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINCOLN R. POTTER, a married man** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JK MACMILLAN COMMERCIAL PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of real estate with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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.

(Signature Page to Follow)

WITNESS Grantor's hand, this 3 day of September, 2025.

LINCOLN R. POTTER

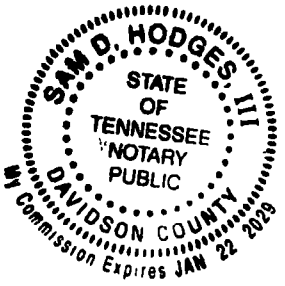
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared LINCOLN R. POTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at Office, on this the 3rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1/22/2029



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,550,000.00.

Affiant

Subscribed and sworn before me this 3 day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1/22/2029

SAM D. HODGES, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22 2029

EXHIBIT "A"
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 21 on the Map of Berrywood Subdivision, as of record in Book 1835, page 24, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the westerly margin of Greystone Road, the common comer of Lots 21 and 22; thence, with the line between said lots westwardly 114.2 feet to a corner of Lot 40; thence, with the line between Lots 21 and 40, northwardly 109.6 feet to the southerly margin of Berry Road; thence with the margin of said Road eastwardly 89.2 feet to the beginning of a curve; thence, with the said curve southeastwardly 39.3 feet to a point in the westerly margin of Greystone Road; thence with the margin of same, southwardly 84.6 feet to the BEGINNING.

Being the same property conveyed to Lincoln R. Potter by deed of record in Instrument No. 20170313-0024532, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 24, Register's Office for Davidson County, Tennessee.