Karen Johnson Davidson County
Batch# 1323301 DEEDWARRSP
09/17/2025 09:30:30 AM 6 pgs
Fees: $33.00 Taxes: $3,034.00
20250917-0074115

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $820,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of September, 2025.

Notary Public

My Commission Expires: 8-30-2027

MELISSA A GOELZ
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

THIS INSTRUMENT PREPARED BY:
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue, Suite 460
Nashville, TN 37203

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Nolensville Pike Property, LLC **106 July Ct.** **Smyrna, TN 37167**	147-12-0-053.00	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, **TC Properties, a Tennessee Partnership,** ("**Grantor**"), have on this day bargained and sold, and by these presents do hereby transfer and convey unto **Nolensville Pike Property, LLC, a Tennessee limited liability company** ("**Grantee**"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee ("**Property**"), more particularly described on **Exhibit A** attached hereto and incorporated herein. This is improved property located and known as **4715 Nolensville Road, Nashville, Tennessee 37211**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantee that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTORS FURTHER COVENANT with Grantee and bind Grantors and Grantors', successors, representatives, heirs and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantors (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and effective as of the 15th day of September, 2025.

GRANTOR:
TC Properties

Michael E. Cunningham, Authorized Officer

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael E. Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Officer of TC Properties, a Tennessee partnership, and that as such Authorized Officer he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership.

Witness my hand, at office, this 15th day of September, 2025.

ASHLEE NORTON GOLD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-3-2027

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

The land is described as follows:

Land in the 27th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southwesterly margin of Nolensville Road said point being 167 feet, more or less, Northeast of Northcrest Drive; thence leaving said margin South 56 Deg. 50' West 225.0 feet to a point; thence in a Northwesterly direction 100 feet to a point; thence South 57 Deg. 30' West 10 feet to a point; thence in a Northwesterly direction 90 feet to a point; thence North 58 Deg. 05' East 238 feet to a point in the Southwesterly margin of Nolensville Road; thence with said margin in a Southeasterly direction 198.1 feet, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the Judgment of record in Book 4120, page 499, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 9923, page 11, said Register's Office.

Being part of the same property conveyed to JAMES T. TAYLOR AND WIFE, YVONNE P. TAYLOR, AND EDGAR W. CUNNINGHAM AND WIFE, JEAN D. CUNNINGHAM, by deed from JAMES L. SHAW AND WIFE, NANCY M. SHAW, of record in Book 5769, page 137, dated July 13, 1981, said Register's Office.

JAMES T. TAYLOR, also known as JAMES T. TAYLOR, JR., died on or about September 22, 1991, leaving YVONNE P. TAYLOR as the surviving tenant by the entirety, as to their interest in said property. For further reference, see Quitclaim Deed of record in Book 8605, page 446, said Register's Office.

YVONNE P. TAYLOR conveyed her interest in said property to DOROTHY YVONNE TAYLOR, TRUSTEE OF THE DOROTHY YVONNE TAYLOR REVOCABLE LIVING TRUST, by deed of record as Instrument No. 20060125-0009479, dated January 25, 2006, and corrected as Instrument No. 20091222-0116217, said Register's Office.

YVONNE P. TAYLOR, also known as DOROTHY YVONNE TAYLOR, died on or about July 18, 2013, leaving DEBORAH T. NELSON, AS SUCCESSOR TRUSTEE OF THE DOROTHY YVONNE TAYLOR REVOCABLE LIVING TRUST. For further reference, see Summary of Trust of record as Instrument No. 20170303-0021469, said Register's Office.

EDGAR W. CUNNINGHAM died on or about May 3, 2013, leaving JEAN D. CUNNINGHAM as the surviving tenant by the entirety, as to their interest in said property.

JEAN D. CUNNINGHAM died testate on or about September 22, 2015, devising said property to CINDY ROBBINS, KENNETH A. CUNNINGHAM, AND MICHAEL E. CUNNINGHAM, by will of record in Docket No. 15P1797, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

CINDY ROBBINS, KENNETH A. CUNNINGHAM, AND MICHAEL E. CUNNINGHAM, AND DEBORAH T. NELSON, SUCCESSOR TRUSTEE OF THE DOROTHY YVONNE TAYLOR REVOCABLE LIVING TRUST, conveyed said property to TC PROPERTIES, by Quitclaim Deed of record as Instrument No. 20170303-0021471, dated February 22, 2017, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Real Estate Taxes for the year 2025, a lien not yet due and payable.
2. Matters shown on the Plan of record in Book 421, Page 59, said Register's Office.

Certificate of Authenticity

I, Melissa Godz, 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 September 15, 2025.

Date

Affiant Signature

September 16, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

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