This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1325690 DEEDWARRSP
09/23/2025 08:33:30 AM 6 pgs
Fees: $33.00 Taxes: $9,620.00
20250923-0075726

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
River Bluff Partners, LLC **805 Madison Industrial Road** **Madison, Tennessee 37115**	**(Same)**	**043-03-0-022.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, BIG JIM HOLDINGS LLC, a Tennessee limited liability company (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by RIVER BLUFF PARTNERS LLC, a Tennessee limited liability company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents GRANTS, SELLS AND CONVEYS, to Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference; together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **1016 River Bluff Drive, Madison, Tennessee 37115.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 18TH day of September 2025.

GRANTOR:

BIG JIM HOLDINGS LLC, a Tennessee limited liability company

By: _____
James A. Jackson III
Its: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Jackson III, 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 Agent of BIG JIM HOLDINGS LLC, a Tennessee limited liability company, the within named bargainor, and that such he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Authorized Agent.

Witness my hand and seal, at office this 18TH day of September 2025.

_____
Notary Public

My commission expires: JAN. 31, 2029

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires January 31, 2029

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $2,600,000.00.

Affiant

Sworn to and subscribed before me on
this 19 day of September 2025.

Notary Public
My Commission Expires: 07-18-2028

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

EXHIBIT A

[*Property Legal Description*]

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Revised Rivergate Industrial Park, Section Three, of record in Book 6200, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES A. JACKSON, JR., by deed from MYATT INDUSTRIAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20000726-0073922, dated July 26, 2000, said Register's Office.

JAMES A. JACKSON, JR. died testate on or about April 20, 2020. Pursuant to the terms of his will of record in Docket No. 20P1817, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate.

ELIZABETH J. FOUTCH, EXECUTOR OF THE TENNESSEE ANCILLARY PROBATE ESTATE OF JAMES A. JACKSON, JR., conveyed said property to BIG JIM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20240308-0016327, dated March 1, 2024, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year, which are not delinquent, and subsequent years.
2. Matters shown on the Plan of record in Book 6200, page 667, said Register's Office.
3. Flowage Easement of record in Book 2279, page 1, said Register's Office.
4. Sewer Easement of record in Book 7542, page 521, said Register's Office.
5. Utility Easement of record in Book 7825, page 553, said Register's Office.
6. Easement for the flow of the water of Cumberland River and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the water of Cumberland River, free from diminution or pollution.
8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.
9. Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

- End of Exhibit -

Certificate of Authenticity

I, Melissa Goelz, 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 09-18-2025.

Date

Affiant Signature

09-22-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2025.

Notary's Signature

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

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)