SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326154 DEEDWARRSP
09/24/2025 07:58:30 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20250924-0076049

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: COM-25-101A

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Centennial Circle Holdings, LLC	NEW OWNER	079-04-0A-001.00 CO
(NAME)	(NAME)	
416 Sunnyside Drive Nashville, TN 37205	(same)	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Luckey Properties, LLC, a Tennessee limited liability company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Centennial Circle Holdings, LLC, a Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Master Deed and Declaration of Covenants, Conditions and Restrictions for 101 Centennial Circle Business Park, a Horizontal Property Regime, of record in Instrument Number 20181029-0106857, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Luckey Properties, LLC, a Tennessee limited liability company, from Ripsale Investments, LLC, a Tennessee limited liability company, by Warranty Deed dated January 6, 2020, recorded January 6, 2020, in Instrument No.20200106-0001701, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 101 Centennial Circle, Unit A, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page 251, as amended in Instrument Nos. 20111205-0094562, 20130828-0091007, and 20160324-0028084.
4. Declaration of Covenants, Conditions and Restrictions and Reservation of Easements recorded in Instrument No. 20150212-0013172, as amended in Instrument Nos. 20151001-0099810 and 20170531-0053950, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed and Declaration of Covenants, Conditions and Restrictions establishing 101 CENTENNIAL CIRCLE BUSINESS PARK CONDOMINIUM of record in Instrument No. 20181029-0106857; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
6. Right of Way Easement recorded in Book 4599, Page 83.
7. Right of Way Easement recorded in Book 4872, Page 854.
8. Right of Way Easement recorded in Book 5640, Page 740.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20081126-0115659.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20120604-0048310.
11. Rights or claims of tenants under unrecorded leases.
12. Rights of others in and to any party walls located on the subject property.

All of the recording information contained herein refers to the Public Records of Davidson County, Tennessee, unless otherwise indicated. Any reference herein to an Instrument Number, and/or Book and Page is a reference to the Official Record Books in the Register's Office of said county, unless indicated to the contrary.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the 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.

[THIS SPACE INTENIONALLY BLANK; SEE NEXT PAGE FOR SIGNATURE]

Witness my hand this 23 day of September, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Luckey Properties, LLC, a Tennessee limited liability company

By: _____
Tabor Luckey, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cecilia Duran _____ of the state and county mentioned, personally appeared Tabor Luckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of Luckey Properties, LLC, the within named bargainor, a Limited Liability Company, and that he, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 23rd day of September, 2025.

_____
Notary Signature
Printed Name: Cecilia Duran
My commission expires: 5-8-2029

CECILIA DURAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

Certificate of Authenticity

I, Riley Herrick, 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 23, 2025.

Affiant Signature

09/23/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of September, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. COM-25-101A