Karen Johnson Davidson County
Batch# 1327230 DEEDWARRSP
09/26/2025 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $13,490.20
20250926-0076853

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 $3,646,000.00.

KAY M. TENPENNY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires March 08, 2028

Subscribed and sworn to before me, this the 26th day of September, 2025.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY
Spencer Fane Bone McAllester, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John P. Donnelly, Jr. and Ryan P. Donnelly, Successor Trustees of the BCD Trust U/A 120 Woodmont Blvd #104 Nashville, TN 37205	116030R02500CO	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, CHARTWELL PROPERTIES, LLC, a Tennessee limited liability company (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto John P. Donnelly, Jr. and Ryan P. Donnelly, Successor Trustees of the BCD Trust U/A dated April 17, 2013, as amended by First Amendment dated September 19, 2025 (herein collectively referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. MS102, together with the appurtenant interest in the common elements of The Manning Condominiums, a condominium established by Declaration of record in Instrument No. 20200908-0102279, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Manning Condominiums attached as Exhibit "C" to the aforementioned Declaration, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including two parking spaces numbered 58 and 59 and storage space number T9 as shown on A1.0 as set forth in Exhibit C to said Declaration.

Being part of the same property conveyed to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILSON S. MANNING AND WIFE, ARLINE H, MANNING, of record as Instrument No. 20060921-0117413, dated September 20, 2006, said Register's Office.

Also being part of the same property conveyed to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SARA H. GILLUM, UNMARRIED, of record as Instrument No. 20070112-0005349, dated January 8, 2007, said Register's Office.

CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY conveyed Parcel 1 and Parcel 2 to CHARTWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed of record as Instrument No. 20181004-0098674, said Register's Office, for the purpose of combining Map-Par. 116-03-0-111.00 and Map-Par. 116-03-0-138.00 into one Parcel.

This is improved property known as 120 Woodmont Boulevard #104, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2025 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 26th day of September, 2025.

GRANTOR:

CHARTWELL PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Joe A. Owen, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joe A. Owen, 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 Manager of Chartwell Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and seal at office this 26th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1/11/26

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 26, 2025 (date of document).

Affiant Signature

9/26/25
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of September, 2025

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 08, 2028

Notary's Signature

My Commission Expires: _____.

NSH 3243180.1