Karen Johnson
Batch # 1349700
11/21/2025 09 40 27 AM
Fees $13 00 Taxes $7,089 20
Davidson County
DEEDWARRSP
2 pgs
20251121-0093123

This Instrument Prepared By
and after Recording Return to

Melrose Title Company, LLC
151 Major Reynolds Place, Suite 102
Knoxville, TN 37919
P· (865) 694-1400
File No : 027058K

SEND TAX BILLS TO·
John T Tuck
c/o Tellico Realty, 804 Hwy 321 N Suite 250
Lenoir City, TN 37771

OWNER AND ADDRESS·
John T. Tuck
1808 Gallatin Pike North
Madison, TN 37115

Tax ID No.: 034-02-0-074

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,916,000 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me this 19th day of November, 2025

Notary Public
My Commission Expires 2/28/27

ERICA L. McCLURE
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
My Comm. Expires 02/28/2027

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective this 19th day of November, 2025 between

1800 Gallatin Investors, a Tennessee general partnership,

hereinafter referred to as Grantor, and

John T. Tuck, a married man,

hereinafter referred to as Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee, all of the Grantor's right, title, and interest in and to the following described premises, to wit

SITUATED in the 10th Councilmanic District of Davidson County, Tennessee, being Lot 4, as shown on the map entitled re-subdivision of Lot 4 RIVERGATE PARK, of record in Instrument No 20230620-0046741, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to 1800 GALLATIN INVESTORS, a Tennessee General Partnership, by Special Warranty Deed from Tru Trust 2016, LLC, a Delaware limited liability company, of record in Instrument No 20190103-0000599, in the Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on January 3, 2019.

THIS CONVEYANCE is made subject to any and all applicable conditions, covenants, reservations, easements, charges, liens, leases, permissive use agreements, restrictions, and setback lines, including but not limited to those set out on the aforesaid subdivision plat, of record in said Register's Office, and to any matter and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein TO HAVE AND TO HOLD the said premises to the said Grantee, its heirs, successors, and assigns forever.

And said Grantor hereby covenants with said Grantee that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances, except 2025 property taxes which are to be prorated between the parties hereto and taxes and assessments for subsequent years and all covenants, conditions, charges, liens, leases, agreements, restrictions, easements, reservations and limitations of record or otherwise set forth in any title search of the land The Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written

1800 Gallatin Investors, a Tennessee general partnership

By: Equinox 1800 Gallatin, a Tennessee general partnership
Its: Managing Partner

BY: _____
Ryan P. Stahl
Managing Partner

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan P Stahl with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Managing Partner of Equinox 1800 Gallatin, a Tennessee general partnership, as Managing Partner of 1800 Gallatin Investors, a Tennessee general partnership, the within name bargainor, and that he/she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by him/herself as Managing Partner

Witness my hand and official seal at office this 19th of November, 2025

_____
Notary Public

My commission expires June 4, 2027

NOTARY PUBLIC STATE OF FLORIDA

KRISTIN BANKS
Commission # HH 405810
Expires June 4, 2027