Karen Johnson Davidson County
Batch# 1355722 DEEDWARRSP
12/09/2025 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $888.00
20251209-0097756

SPECIAL WARRANTY DEED

FROM: Cason A. Dickinson

TO: 1010 Gillock Parking, LLC

This instrument was prepared by:
William D. Pugh, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number(s):
1010 Gillock Parking, LLC 408 38th Ave. N. Nashville, TN 37209	1010 Gillock Parking, LLC 408 38th Ave. N. Nashville, TN 37209	061-15-0-297.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Sworn to and subscribed before me, this 4th day of December, 2025.

Notary Public

My Commission Expires: 11/8/27

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CASON A. DICKINSON,** a resident of the State of Tennessee (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **1010 GILLOCK PARKING, LLC,** a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved property located at 1010 Gillock St., Nashville, TN, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4 day of December, 2025.

SELLER:

Cason A Dickinson

CASON A. DICKINSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

On this 4th day of December, 2025, before me personally appeared Cason A. Dickinson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal at office in Franklin, Tennessee, this 4th day of December, 2025.

Brandy Catalanotto
Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

PROPERTY DESCRIPTION

Lying and being Davidson County, State of Tennessee, and being Lot Nos. 8, 9 and 10 of the Plan of Patterson & Young's Gallatin Road Subdivision, as more fully shown on a plat of record in Book 547, Page 38, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

INCLUDED in the above legal description but expressly EXCLUDED from this conveyance is that property conveyed in Book 2859, Page 565, as corrected in Book 2880, Page 533, Register's Office for Davidson County,
Tennessee.

Being the same property conveyed to Cason A. Dickinson by Warranty Deed from TriStar Bank of record in Instrument No. 20100720-0056507, Register's Office for Davidson County, Tennessee, dated July 9, 2010 and recorded on July 20, 2010.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2025 a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 38, Register's Office for Davidson County, Tennessee.

3. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4315, Page 988, in the Register's Office for Davidson County, Tennessee.

4. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6590, Page 53, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 December 4, 2025 (date of document).

Affiant Signature

December 4, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of December, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON