Karen Johnson Davidson County
Batch# 1358141 DEEDWARR
12/15/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20251215-0099562

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $2,700,000.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 8th day of December, 2025.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
VickNel Development, LLC	Legends Bank	SEE LEGAL DESCRIPTION
8110 Isabella Lane, Ste 200 Brentwood, TN 37027	2120 Wilma Rudolph Blvd Clarksville, TN 37040	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAR DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMAPNY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VICKNEL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMAPNY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract I: Parcel ID: 052-03-0-188.00
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Subdivision Plat, Revision Three to Lots 1 and 3 - Seventh Day Adventist and Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607-0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JAR Development, LLC, a Tennessee limited liability company by Warranty Deed from AHN Investments, LLC, a Tennessee limited liability company, an undivided 75% Percent Interest, and Winski Enterprises, LLC, a Louisiana limited liability company, an undivided 25% Interest of record in Instrument No. 20220823-0094885 Register's Office for Davidson County, Tennessee, dated July 26, 2022 and recorded on August 23, 2022.

Tract II: Parcel ID: 052-03-0-189.00
Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Subdivision Plat, Revision Three to Lots 1 and 3 - Seventh Day Adventist and Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607-0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JAR Development, LLC, a Tennessee limited liability company by Special Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee corporation of record in Instrument No. 20160907-0093976 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

Tract III: Parcel ID: 052-03-0-191.00
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Subdivision Plat, Revision Three to Lots 1 and 3 - Seventh Day Adventist and Tennessee Christian Medical Center of record in Plat at Instrument No. 20120607 0049930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JAR Development, LLC, a Tennessee limited liability company by Special Warranty Deed from HTI Memorial Hospital Corporation, a Tennessee Corporation of record in Instrument No. 20160907-0093970 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 317 & 321 Larkin Springs Road, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this the 8th day of December, 2025.

Jar Development, LLC

BY: Authorized Representative
Ashley Howard Nelson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ashley Howard Nelson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, a LLC, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Ashley Howard Nelson as such Authorized Representative.

Witness my hand and official seal this 8th day of December, 2025.

My commission expires:

12/9/28

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 12/8/25. (date of document).

Affiant Signature

12/10/25
Date

State of Tennessee

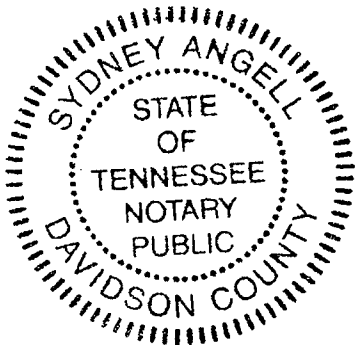
County of Williamson

Sworn to and subscribed before me this 10 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202512150099562