Karen Johnson Davidson County
Batch# 1369711 DEEDWARRSP
01/14/2026 02:59:30 PM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20260114-0003493

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File No. 1-24906-CC

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Number
Medwedtron LLC 4105 Hillsboro Cir Nashville TN 37215	New Owner	131-02-0-011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **BJL HILLSBORO, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey, unto **MEDWEDTRON LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except for the matters described on Exhibit B attached hereto.

Grantor further covenants and binds itself to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (but not further or otherwise), except for claims arising out of the matters described on Exhibit B attached hereto.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on this 12 day of January, 2026.

BJL HILLSBORO, LLC,
a Tennessee limited liability company

By: _____
Brandon J. Liggett, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Brandon J. Liggett, with whom I am personally acquainted, who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of **BJL HILLSBORO, LLC**, a Tennessee limited liability company, the within-named bargainor, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 12 day of January, 2026.

_____
Notary Public
My Commission Expires: 9-7-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $1,750,000.00.

Affiant

Sworn to and subscribed before me this 12th day of January, 2026.

Notary Public

My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, Page 80, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Hillsboro Circle, formerly Hillsboro Drive, as widened, and runs back between parallel lines 149.5 feet to a deadline.

Included within the above description but specifically excluded from this conveyance is a tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Finis M. and wife, Mary T. Sharp, of record in Book 4555, Page 689, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 7 on Block "B" on the Map of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, Page 80, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the present westerly margin of Hillsboro Circle and runs back between parallel lines 5 feet to a point on the new relocated Westerly margin of Hillsboro Circle.

Together with Easement for Ingress/Egress as described in Cross Easement Agreement of record in Instrument No. 20190129-0008541, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BJL Hillsboro, LLC, a Tennessee limited liability company, by Quitclaim Deed from Brandon J. Liggett, an unmarried man, of record in Instrument No. 20230918-0073005, in the Register's Office for Davidson County, Tennessee, dated September 15, 2023, and recorded on September 18, 2023.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2026, a lien, not now due and payable.

2. All matters shown on the plat of HILLSBORO-HOBBS ROAD SUBDIVISION, as recorded in Plat Book 1130, Page 80, in the Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, and easements provided in conveyance to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 4555, Page 689, in the Register's Office for Davidson County, Tennessee.

4. Cross Easement Agreement of record in Instrument No. 20190129-0008541, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on the ALTA/NSPS Land Title Survey dated November 19, 2025, as prepared by Jack S. Lay, R.L.S. No. 3464 of TTL, 2971 International Blvd, Suite C, Clarksville, TN 37040, Project No. 25-12-03408

I, Kirsten Virden, 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 01/12/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/12/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

