Karen Johnson Davidson County
Batch# 1380869 DEEDWARR
02/13/2026 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20260213-0011954

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

Subscribed and sworn to before me, this 13TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JHPE, LLC, A Tennessee Limited Liability Company	SAME AS NEW OWNER (NAME)	
3494 Dickerson Pike (ADDRESS)	(ADDRESS)	050-00-0-131.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary McWhirter. a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JHPE, LLC, A Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Due West Commercial Area, of record in Plat Book 6200, Page 976, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particularly description of the property.

Being the same property conveyed to Mary McWhirter, a married woman by Special Warranty Deed from Envirotest, a Delaware corporation of record in Instrument No. 20220309-0026832, Register's Office for Davidson County, Tennessee, dated February 24, 2022 and recorded on March 09, 2022.

This property is commercial property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3494 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 13th day of February, 2026.

WARRANTY DEED
(Continued)

Mary McWhirter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary McWhirter, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2026.

Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 13TH day of FEBRUARY 2026

Date: 02-13-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13TH day of FEBRUARY 2026

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY