Karen Johnson Davidson County
Batch# 1419380 DEEDWARRSP
05/12/2026 01:24:30 PM 5 pgs
Fees: $28.00 Taxes: $18,315.00
20260512-0042708

Prepared by:

Kimbra Spann, Attorney
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $4,950,000.00

Affiant

Subscribed and sworn to before me this 11th day of May, 2025.

Notary Public
My Commission Expires:

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2028

Address of New Owner:	Send Tax Bills to:	Tax Information:
213 Whitsett Holdings, LLC	New Owner	11910024000
659 Thompson Ln		
Nashville, TN 37204		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,

213 Whitsett Road, a Tennessee limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

213 Whitsett Holdings LLC, a Tennessee limited liability company

hereinafter called the GRANTEE, their heirs and assigns, the following tract or parcel of land, to-wit:

See Exhibit "A"

This conveyance is subject to any and all restrictions and easements of record, and subject to the permitted exceptions on Exhibit "B".

This is improved property and the address of the herein described property is believed to be 213 Whitsett Road, Nashville, Tn 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise, subject to the provisions of Exhibit B, the permitted exceptions.

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.

The effective date of this deed is the 11th day of May 2026.

213 Whitsett Road, a Tennessee limited liability company

Todd Barnett

By Todd Barnett, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Todd Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of 213 Whitsett Road, LLC and that as such sole member, he is authorized to and has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May 2026.

Kimbra Spann

Notary Signature
My commission expires: 1/17/2027

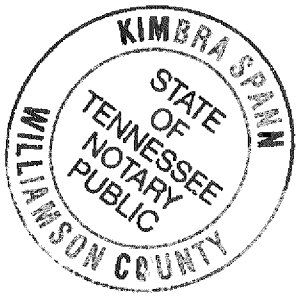


Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Whitsett Park, Section 5 of record in Plat Book 6250, Page 342, 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 213 Whitsett Road, LLC, a Tennessee limited liability company by Warranty deed from Larry D. Tucker and Judith D. Tucker of record in Instrument No. 20231220-0097977 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 20, 2023.

Exhibit "B"

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 342, Register's Office for Davidson County, Tennessee.

3. Rights of tenants, as tenants only, under recorded or unrecorded leases.

Certificate of Authenticity

I, Kimbra Spann, 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 5/11/2026.

Date

Affiant Signature

5/12/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY