Karen Johnson Davidson County
Batch# 1470725 DEEDWARR
09/10/2026 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260910-0083858

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,000,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/03/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9.13.2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 9940-26NASH-TN

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
RJBC Property Group LLC	New owner	085 00 0 081.00
139 Haverford Dr		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dean Reardon and wife, Beth Reardon

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RJBC Property Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section Two, Jackson Downs, as of record in Plat Book 6200, page 926, Register's Office for said County and more particularly described as follows:

Beginning at a point in the Easterly margin of Jackson Downs Boulevard as widened, said point being Southeasterly 255 feet from the Southerly margin of Lebanon Pike;

Thence, leaving said margin of Jackson Downs Boulevard, North 51 degrees 51 minutes 16 seconds East, 124.00 feet to a point;

Thence, at right angles South 38 degrees 08 minutes 44 seconds East, 48.71 feet to a point;

Thence, South 29 degrees 02 minutes 03 seconds East, 105.76 feet to a point;

Thence, at right angles South 60 degrees 57 minutes 57 seconds West, 99.86 feet to a concrete monument;

Thence, in a Westerly direction with a curve to the right, 40.06 feet to a concrete monument in the Easterly margin of said Jackson Downs Boulevard, said curve having a radius of 25.00 feet, central angle of 91 degrees 49 minutes 04 seconds, a tangent distance of 25.81 feet, and a chord of North 73 degrees 07 minutes 38 seconds West, 35.91 feet; Thence, with said margin in a Northwesterly direction with a curve to the left 108.67 feet to the point of beginning, said curve having a radius of 675.00 feet, a central angle of 09 degrees 13 minutes 27 seconds. a tangent distance of 54.45 feet, and a chord of North 31 degrees 49 minutes 52 seconds West, 108.55 feet;

Containing 17,920 square feet or 0.41 acre.

Being the same property conveyed to Dean Reardon and wife, Beth Reardon, by Warranty Deed from Baptist Healthcare Group, a Tennessee not-for-profit corporation, dated 06/26/1996 and recorded on 06/27/1996 of record in Book 10101, Page 537, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2211 Jackson Downs Boulevard Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 3, 2026.

Dean Reardon

Beth Reardon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Dean Reardon and Beth Reardon, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 3, 2026.

Notary Public

My Commission Expires: 9/16/29

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 9940-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 3, 2026.

J. Carlton Drumwright

September 3, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 3, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY