Karen Johnson Davidson County
Batch# 1470805 DEEDWARRSP
09/10/2026 10:52:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260910-0083971

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (ST)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ascend Federal Credit Union Po Box 1210 Tullahoma TN 37388	SAME	064-16-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ANDREW JACKSON PROPERTIES LTD.,** a Tennessee limited partnership, hereinafter called "GRANTOR," has this day bargained and sold and by these presents does hereby transfer and convey unto **ASCEND FEDERAL CREDIT UNION**, and its successors and assigns, hereinafter called "GRANTEE," certain real property located in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

This is improved property located at 4733 Andrew Jackson Parkway, Hermitage, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging, unto the Grantee, and the Grantee's successors and assigns, forever in fee simple.

GRANTOR DOES COVENANT and bind itself, its successors and assigns, to forever warrant specially and defend to Grantee and its successors and assigns said title against any and all lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Exceptions), but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(signatures begin on next page)

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed as of the 4th day of September, 2026.

GRANTOR:

ANDREW JACKSON PROPERTIES, LTD.,
a Tennessee limited partnership

By: JERRY KAY HUMPHREYS REVOCABLE TRUST, its general partner

By: Susan Ladd-Smith Humphreys
Susan Ladd-Smith Humphreys, Trustee

By: SUSAN LADD-SMITH HUMPHREYS REVOCABLE TRUST, its general partner

By: Susan Ladd-Smith Humphreys
Susan Ladd-Smith Humphreys, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Susan Ladd-Smith Humphreys, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee of the Jerry Kay Humphreys Revocable Trust and the trustee of the Susan Ladd-Smith Humphreys Revocable Trust, each a general partner of Andrew Jackson Properties, Ltd., a Tennessee limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 2nd day of September 2026.

Wanda Hinson
Notary Public

My Commission Expires: May 8, 2028

WANDA HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 8, 2028

STATE OF TENNESSEE)

COUNTY OF Coffee)

The undersigned, on behalf of Grantee, does hereby make oath and swear that this transfer of interest in real estate is exempt from the Tennessee Realty Transfer Tax pursuant to Tenn. Code Ann. § 45-4-803 as the Grantee is a legally chartered credit union. Accordingly, no oath of value is required pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(E).

Affiant

Subscribed and sworn to before me this the 4 day of Sept, 2026.

Notary Public:

My Commission Expires: 9/22/2026

[NOTARY SEAL]

EXHIBIT "A"

Legal Description

A tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, being part of Lot 2 on the revised plan of Section 4 Jackson Square of record in Book 5200, page 372 of the Register's Office for Davidson County, Tennessee, and being tract or parcel 1 of a resubdivision of said Lot 2 of record in Book 5190, page 619, Register's Office of Davidson County, Tennessee, and being more particularly described according to a survey by Barry Greer and Associates dated February 22, 1982, as follows:

Beginning at a concrete monument set in the Easterly right-of-way line of Andrew Jackson Parkway, said monument being the most Southwesterly corner of said Lot 2; thence with said Easterly right-of-way line of Andrew Jackson Parkway, North 2 degrees 52 minutes 45 seconds West 346.00 feet to an iron pin; thence, leaving said right-of-way line of Andrew Jackson Parkway, North 87 degrees 7 minutes 15 seconds East 208.13 feet to an iron pin; thence, South 2 degrees 30 minutes East 346.01 feet to an iron pin; thence South 87 degrees 7 minutes 15 seconds West 205.84 feet to the point of beginning.

Less and except that portion sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Book 8872, page 503, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Andrew Jackson Properties, Ltd. by Quitclaim Deed from J & P, Inc. of record in Book 5876, page 203, Register's Office for Davidson County, Tennessee, dated April 22, 1982 and recorded on April 22, 1982.

EXHIBIT "B"

Permitted Exceptions

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

2. All matters shown on the Plan of record in Plat Book 5190, page 619, as corrected by Surveyor's Certificate of Correction of record at Book 5873, page 525, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.

5. Easement set forth in Deed of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee.

6. Easements set forth in Deeds of record in Book 8872, Page 503 and Book 8872, page 506, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jimmy Spruill, do hereby make oath that I am a licensed attorney and/or 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 4, 2026 (date of document).

Affiant Signature

September 4, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON