Karen Johnson Davidson County
Batch# 377863 DEEDWARRSP
03/26/2020 01:53:30 PM 5 pgs
Fees: $28.00 Taxes: $8,001.35
20200326-0033046

Prepared by:
Smith, Anderson, Blount, Dorsett,
Mitchell & Jernigan, L.L.P. (CAY)
P.O. Box 2611
Raleigh, NC 27602-2611

Return to:
c/o Mark Fischler
P.O. Box 436
Woodmere, NY 11598

MAP/PARCEL NOS:
Map 142
Parcel 000 169 00

TENNESSEE SPECIAL WARRANTY DEED
(without deed restriction)

THIS INDENTURE, made and entered into this 23 day of March, 2020, by and between TN RE Acquisition Co., LLC, a Tennessee limited liability company (Grantor"), and Merrick and Central Road, LLC, a New York limited liability company ("Grantee").

WITNESSETH:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in the County of Davidson, State of Tennessee, described more particularly on Exhibit "A" annexed hereto and incorporated herein by this reference, and being all (part) of the same property conveyed to Grantor by Deed of record in the Register's Office of Davidson County, Tennessee as Instrument No. 20201210007461, Tax Parcel No. 142 000 169 00.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

(i) The lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable.
(ii) All applicable laws (including zoning, building ordinances and land use regulations).
(iii) Rights of tenants in possession under recorded or unrecorded leases.
(iv) All matters which would be disclosed by a personal inspection or an accurate survey of the Property.
(v) All easements, restrictions, covenants, agreements, conditions, or other matters of record.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

(signature page to follow)

998178

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by and through its duly authorized officer, this the day and year first above written.

TN RE Acquisition Co., LLC
a Tennessee limited liability company

By: _____
Name: Ryan D. Bridgeman
Title: Manager

STATE OF Kentucky

COUNTY OF Jefferson

Before me, Notary Public, of the state and county aforesaid, personally appeared Ryan Bridgeman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Manager of TN RE Acquisition Co., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the Manager by himself as such officer.

WITNESS my hand and seal, at office in Louisville, Kentucky this 19 day of March, 2020.

_____
Jami Thompson
Notary Public

My Commission Expires: _____

Jami Thompson
Notary Public, ID No. 570754
State at Large, Kentucky
My Commission Expires on Jan. 3, 2021

Name and Address of Property Owner
and Mail Tax Bills To:

Merrick and Central Road, LLC
c/o Mark Fischler
P.O. Box 436
Woodmere, NY 11598

Property Address:
7642 Highway 70 South
Nashville, TN 37221

Recording Fee	$
Register's Fee	$
DP Fee	$
Recording Tax	$
Total	$

Exhibit "A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 1 ON THE PLAT OF AMERICAN SUBDIVISION, SECTION TWO, BY WENDELL H. TALLEY, SR., REGISTERED LAND SURVEYOR OF BARGE, WAGGONER, SUMNER AND CANNON, INC., OF RECORD IN BOOK 6050, PAGE 203, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 1. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF U.S. HIGHWAY 70 SOUTH, SAID POINT BEING WESTERLY 2090 FEET, MORE OR LESS, FROM THE CENTERLINE OF SAWYER BROWN ROAD; THENCE WITH THE SAID NORTHERLY MARGIN OF U.S. HIGHWAY 70 SOUTH, N 74° 30' W, 127.14 FEET TO A POINT; THENCE, WITH AN OFFSET OF U.S. HIGHWAY 70 SOUTH N 15° 30' E, 45.00 FEET TO A POINT; THENCE, WITH LEAVING SAID MARGIN N 15° 30' E, 155 FEET TO A POINT; THENCE S 74° 30' E, 127.14 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY CONVEYED TO BELLEVUE ASSOCIATES BY DEED OF RECORD IN BOOK 5223, PAGE 743, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID WESTERLY LINE OF BELLEVUE ASSOCIATES, S 15° 30' W, 200.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TN RE ACQUISITION CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM B.F. NASHVILLE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 202001210007461, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Stefanie Robertson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stefanie Robertson
Signature

State of AZ

County of Maricopa

Personally appeared before me, [Lauren Ogino], a notary public for this county and state, [Stefanie Robertson] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lauren Ogino
Notary's Signature

My Commission Expires: May 21, 2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547268
Expires May 21, 2022