Karen Johnson Davidson County
Batch# 437514 DEEDWARRSP
07/14/2020 02:58:30 PM 6 pgs
Fees: $33.00 Taxes: $8,140.00
20200714-0077065

THIS INSTRUMENT PREPARED BY: **Commerce Title & Escrow, LLC** **513 3rd Ave South** **Nashville, Tennessee 37210** AGL-20-LOHR-5101-2	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer, is $2,200,000.00. By: _____ Affiant Subscribed and sworn to before me, this 13th day of July 2020. _____ Notary Public 5/7/2024 My Commission Expires:

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Paul R. Lohr, III and Mary M. Matthews 1417 Graybar Lane Nashville, TN 37215	Paul R. Lohr, III and Mary M. Matthews 1417 Graybar Lane Nashville, TN 37215	091-07-0-228.00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, PKOS 25 LLC, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey unto Paul R. Lohr, III and Mary M. Matthews, husband and wife ("**Grantee**"), its successors and assigns, that certain tract(s) or parcel(s) of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

This is improved property known as 5101 Kentucky Avenue, Nashville, Tennessee 37209.

SUBJECT TO the permitted exceptions set for on Exhibit B attached hereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants that Grantor will warrant and defend the title to the said premises unto said Grantee and its successors and assigns forever, against the lawful claims and demands of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective July 10, 2020.

GRANTOR:

PKOS 25 LLC, a Tennessee limited liability company

BY: Parked OS LLC, a New York limited liability company
ITS: Sole Member

BY: Parked Properties NY, Inc., a New York corporation
ITS: Sole Member

BY: Robert M. Schardt
ITS: Vice President

{SEE ATTACHED NOTARY ACKNOWLEDGMENT}

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On July 10, 2020 before me, Kristina Bean, Notary Public
(insert name and title of the officer)

personally appeared Robert M. Schardt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 KRISTINA BEAN COMM. #2285954 Notary Public - California Placer County My Comm. Expires Apr. 22, 2023 NRO1

Signature Kristina Bean (Seal)

EXHIBIT A

LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot Nos. 1002, 1004, 1006 and 1008, Block 171, on NO. 1 PLAN OF WEST NASHVILLE, as shown on plat of record in Book 57, Page 74, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to PKOS 25 LLC, a Tennessee limited liability company by Special Warranty Deed from Cannonball Property, LLC, a Tennessee limited liability company, dated April 2, 2020, recorded April 23, 2020, in Instrument No. 202004230042848, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7941, Page 135.

5. Easement for Water and Sewer, recorded in Book 8268, Page 327.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

