Karen Johnson Davidson County
Batch# 521116 DEEDWARR
11/25/2020 11:26:53 AM 3 pgs
Fees: $18.00 Taxes: $5,738.70

20201125-0138380

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,551,000.00

Donna Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: 2/25/24
(AFFIX SEAL)

M. G. MURF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 25, 2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D and K Petromart Inc.	New - Current Owner	097-00-0-098.00
(NAME)	(NAME)	
5805 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Sharon B. Burkhart, as to one half undivided (1/2) interest, Edward R. Bell, as to one fourth undivided (1/4) interest and Donna Bell, as to one fourth undivided (1/4) interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D and K Petromart Inc.,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 5805 Old Hickory Blvd., Hermitage, TN 37076
5801 Old Hickory Blvd., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat in Instrument No. 20000907-0088387; All matters as surveyed by Arrowhead Survey on June 29, 1998; Easements of record in Instrument No. 20010326-0028775; Book 4005, page 596; Book 4499, page 618 and Book 7642, page 703; Lease of record in Instrument No. 20021115-0141682; Lease of record in Instrument No. 20010209-0012959, assigned in Instrument No. 20030102-0000030; Landscaping Contract of record in Instrument No. 20010122-0006406; all of record in the Register's Office for Davidson County, Tennessee.

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, their successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE, their successors 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 our hands this 20th day of November, 2020.

Sharon B. Burkhart

Edward R. Bell

Donna Bell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sharon B. Burkart, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of November, 2020.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edward R. Bell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of November, 2020.

Notary Public
My Commission Expires: _____

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donna Bell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Clarksville, Tennessee, this 19th day of November, 2020.

Notary Public
My Commission Expires: 2/25/24

My Commission Expires
Feb. 25, 2024

File No.: 33116

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:
BEING LOT NO. 1 ON THE PLAN OF HARVEY PROPERTY @OLD HICKORY BOULEVARD AND 1-40 INTERCHANGE, as shown by plan of record in Instrument No. 20000907-0088387, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument found at the intersection of the westerly right of way of Old Hickory Boulevard and the southeasterly corner of Tennessee Department of Transportation property as shown on project number IR-40-5(106) 221, thence leaving Tennessee Department of Transportation property and with said right of way of Old Hickory Boulevard, south 30 degrees 07 minutes 07 second east, 197.44' to an iron pin set (IPS) at the intersection of the westerly right of way of Old Hickory Boulevard and the northerly right of way of Mill Road; thence leaving Old Hickory Boulevard and with the right of way of Mill Road the following calls: north 89 degrees 38 minutes 40 seconds west, 85.05' to an I PS; south 29 degrees 46 minutes 00 seconds east, 41.82' to an IPS; with a curve to the right, said curve having a radius of 100.00', a delta of 89 degrees 39 minutes 23 seconds, a length of 156.48', and a chord bearing and distance of north 74 degrees 56 minutes 19 seconds west, 141.00' to an IPS; north 30 degrees 07 minutes 07 seconds west, 200.00' to an IPS in the southerly line of said Tennessee Department of Transportation property, thence leaving Mill Road and with the Tennessee Department of Transportation property, south 89 degrees 07 minutes 32 second east, 201. 75' to the point of beginning. Containing 0.90 acres or 39,266 square feet, more or less, as surveyed by Arrowhead Survey on June 29, 1998.

Being the same property conveyed to Burkhart & Ziolkowski, L.L.C., by Assumption Deed from Aubrey Todd Harvey, dated January 26, 2000, of record in Instrument No. 20000229-0019676, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jeffrey D. Burkhart, Dennis B. Ziolkowski and Edward R. Bell, by Quitclaim Deed from Burkhart & Ziolkowski, LLC, dated March 15, 2002, of record in Instrument No. 20020325-0036118, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jeffrey D. Burkhart and Edward R. Bell by Quitclaim Deed from Dennis B. Ziolkowski, dated May 8, 2002, of record in Instrument No. 20020624-0075362, Register's Office for Davison County, Tennessee. Edward R. Bell conveyed a one fourth (1/4) interest in said property to Donna Bell by Quitclaim Deed dated October 20, 2008, of record in Instrument No. 20101222-0101638, Register's Office for Davidson County, Tennessee. AND Jeffrey D. Burkhart conveyed his one half (1/2) interest in said property to Sharon B. Burkhart by Quitclaim Deed, dated March 23, 2012, of record in Instrument No. 20120418-0033141, Register's Office for Davidson County, Tennessee.