20-1-854

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 528700 DEEDWARRSP
12/10/2020 10:41:07 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00

20201210-0144425

NEW OWNER:

Music City Precision Property, LLC
832 B Clayton Ave
Nashville, TN 37204
Attn: Eric Olson

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
20-1-854

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Suzanne Piispanen** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Music City Precision Property, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Interstate Park South, Section Six, recorded in Plat Book 5200, page 662, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 113 feet on the West side of Hill Avenue and extends back 205.46 feet on the north line and 276.03 feet on the south line to a dead line measuring 125.88 feet thereon.

Being the same property conveyed to Suzanne Piispanen, by Quitclaim Deed, from Precision Testing Laboratories, LLC, dated December 28, 2011, recorded December 29, 2011, of record in Instrument No. 20111229-0101831, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Precision Testing Laboratories, LLC, by Warranty Deed, from United Power Services, Inc., dated July 24, 2006, recorded July 28, 2006, of record in Instrument No. 20060728-0091457, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as: **313 Hill Ave, Nashville, TN 37210**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that it is lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds itself and its successors and assigns to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.** The property is subject to all easements and restrictions of record.

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of closing.

WITNESS MY SIGNATURE hereto this 9th day of December, 2020.

Suzanne Piispanen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said county and state, **Suzanne Piispanen**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of December, 2020.

NOTARY PUBLIC

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

My commission expires:_____

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The actual consideration or value, whichever is greater, for this transfer is **$1,000,000.00.**

AFFIANT

Sworn to and subscribed to before me this the 9th day of December, 2020.

NOTARY PUBLIC

My commission expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

MAP & PARCEL: 10611002700