Karen Johnson Davidson County
Batch# 533061 DEEDWARR
12/14/2020 01:53:37 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20201214-0147033

FROM: MJJ of Brentwood, Inc.
TO: William H. Freeman, Trustee of the William H. Freeman Trust dated July 1, 2020

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| William H. Freeman, Trustee<br>3810 Bedford Avenue, Suite 300<br>Nashville, Tennessee 37215 | (Same) | Map 106-1<br>Parcel 158 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of November, 2020.

Notary Public

My Comm. Expires: My Commission Expires March 7, 2023

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MJJ of Brentwood, Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto William H. Freeman, Trustee of the William H. Freeman Trust dated July 1, 2020, hereinafter called "GRANTEE", his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8A on the Plan of Resubdivision of Lot 8, Fesslers Lane Business Park, of record in Book 6900, page 767, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to MJJ of Brentwood, Inc., a Tennessee corporation, by deed from The Western Sizzlin Corporation, a Tennessee corporation, of record in Book 10587, page 217, said Register's Office.

Said property is transferred subject to the following:

1. Property taxes for 2020 and subsequent years.

2. All matters shown on the plan of record in Book 6900, page 767, said Register's Office.

3. Declaration of Protective Covenants and Owners Association for Fesslers Lane Business Park, of record in Book 6834, page 921, said Register's Office.

4. Right of Way and Easement granted to South Central Bell Telephone Company, of record in Book 7839, page 752, said Register's Office.

5. Right of Way and Easement granted to South Central Bell Telephone Company, of record in Book 7885, page 920, said Register's Office.

This is improved property located at 817 Fesslers Parkway, Nashville, Tennessee 37210.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 its hand this 20 day of November, 2020.

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MJJ OF BRENTWOOD, INC., a Tennessee corporation

By: _____
Brian R. Jenkins, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian R. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of MJJ of Brentwood, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20 day of November, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 7, 2023

CRISTINA E. STANFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY