Karen Johnson Davidson County
Batch# 573289 DEEDWARR
02/11/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210211-0019953

FROM: SHAAR FORERO PROPERTIES, INC.

TO: GALLATIN PIKE, GP

This instrument prepared by:
Larry D. Craig, Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.**
Gallatin Pike, GP **5215 Harding Road** **Nashville, TN 37205**	**New Owner-Same**	**Map 072-15-0** **Parcel 234.00**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

AFFIANT

Subscribed and sworn to before me, this the 10TH day of February, 2021.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 7-09-2023

SPECIAL WARRANTY DEED-

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAAR FORERO PROPERTIES, INC. a Tennessee Corporation,** by and through its duly authorized officer,, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey **unto GALLATIN PIKE, GP, a Tennessee General Partnership,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of improved land in Davidson County, Tennessee, described as follows, to wit:

Land in the Davidson County, Tennessee,

Being Lot No. 1, on the Plan of Shinkle's Subdivision of record in Book 843, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property quitclaimed to Shaar Forero Properties, Inc. by William Shaar and Alberto Forero, of record in Instrument No. 20160125-0006998, Register's Office for Davidson County, Tennessee; and as originally conveyed to William Shaar and Alberto Forero by deed from Ajay Petroleum, LLC, of record in Instrument No. 20150422-0036113, said Register's Office..

PERMITTED EXCEPTIONS:

1. 2021 and future years' Metropolitan Nashville Davidson County real property taxes to be paid by the Grantee when due and payable and which have this date been prorated between the parties; 2020 taxes, now due and payable, have been paid from the closing this date.

2. Subject to all matters shown on the plan of record in Book 843, Page 6, Register's Office for Davidson County, Tennessee.

3. Subject to the rights of way of Porter Road, Cahal Avenue, and Branch Street, all public roads fronting the subject property on all sides.

4. Subject to the rights of party in possession, Mahmoud Jboor, tenant, under a commercial lease agreement to which reference is made, and which the Grantor is this day assigning said lease unto the Grantee.

5. Subject to the flow of any creeks, streams or branches across the subject property, if any.

6. Subject to any and all applicable zoning ordinances, subdivision regulations, building restrictions and all other governmental regulations, and any other easements for public utilities serving the subject property.

This is improved commercial property commonly known as 1520 Porter Road, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to the GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to said real estate to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

This conveyance is made, and accepted by the Grantee without any warranties, express or implied, as to the condition of the property conveyed and has been accepted "AS IS".

WITNESS the hand of the duly authorized corporate officer on this the 10th day of February, 2021.

GRANTOR:

SHAAR FORERO PROPERTIES, INC.,
a Temessee Corporation

By: _____
William Shaar
Title: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William Shaar, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged to be the President of Shaar Forero Properties, Inc, a Tennessee Corporation, the within bargainor corporation, and that he as such duly authorized President officer of Shaar Forero Properties, Inc., executed the within instrument for the purposes therein contained, by personally signing the name of the corporation as its President.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of February, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 7-09-2023

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021