Karen Johnson Davidson County
Batch# 587022 DEEDWARR
03/08/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210308-0029918

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Affiant Subscribed and sworn to before me, this the 4th day of March, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martin Land Development of Louisville, Inc.	New Owner(s)	060-14-0-018.00
1048 Ashley St. Suite 101		
Bowling Green KY 42103		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2J GENERAL PARTNERSHIP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN LAND DEVELOPMENT OF LOUISVILLE, INC., A KENTUCKY CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land In the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the Iack A. Oman etal property as of record In Instrument No, 20061229-0160897, said Register's Office, bounded on the East and South by the Bell South Mobility, Inc. Property as of record In. Deed Book 9356, page 6, said Register's Office, bounded on the West by the Easterly margin of Brick Church Pike and being more particularly described as follows, to-wit; beginning at an iron pin set, said point being the Southwest corner of Iack A. Oman, etal property as of record in Instrument No. 20061229-0160897 in the Register's Office for Davidson County, Tennessee, and being the Northwest corner of the tract herein described; thence, a common line with the Iack A. Oman, etal property as of record in Instrument No. 20061229-0160897 In said Register's Office, North 80 degrees 10 minutes 54 seconds East, 262.32 feet to an Iron pin set; thence, a common line with the Bell South Mobility, Inc. property as of record in Deed Book 9356, page 6, said Register's Office, South 12 degrees 2 minutes 32 seconds East, 111.00 feet to an existing Iron pin; thence, continuing with said property, South 58 degrees 38 minutes 46 seconds West, 208.30 feet to an iron pin In the Easterly margin of Brick Church Pike; thence, with said margin; North 31 degrees 46 minutes 29 seconds West, 117.96 feet to the beginning of a curve to the right; thence, with said curve, having a central angle of 3 degrees 25 minutes 31 seconds, a radius. of 1,390.39 feet, a length of 83.12, a tangent of 40.71 feet, and a chord bearing and distance of North 30 degrees 03 minutes 44 seconds West, 83.11 feet to the point of beginning, containing. 35,668 sq. ft. or 0.82 Acres, more or less, as surveyed by Southern Precision Land Surveying, P,O. Box 220, Program, TN 37143, Tennessee Registered License No. 2256, dated January 13, 2007

Included but excluded is property described In Warranty Deed Book 9952, Page 357, being more particularly described as follows:

Beginning at a point on the East existing margin of Brick Church Pike, said point being the point of intersection between the common property line Bell South and the Grantor with the East existing margin of Brick Church pike; thence with said existing margin of Brick Church Pike Northerly 216.13 feet to the intersection with the common property line of Oman Construction Company, Inc. and the grantor; thence with said common property line North 72 degrees 18 minutes 22 seconds East 9.17 feet to the point of intersection with the East proposed margin of State project No. 19198-2704-54; thence with said proposed margin with a 1390.39 foot radius curve left 76.48 to a point located 42 feet right of centerline survey station 131+35.57 of State Project No. 19108.2704-54; thence with said margin South 31 degrees 48 minutes 56 seconds East 124.83 feet to a point in the North property line of Robert L. Everett, Jr.; thence with said property line South 59 degrees 06 minutes 07 seconds West 12.00 feet to the point of beginning, containing 2,424 square.

Being the same property conveyed to 2J General Partnership, a Tennessee General Partnership, ~~a corporation~~ by Warranty Deed from Dalena L. Wilcox, a single woman of record in Instrument No. 20160929-0102952 Register's Office for Davidson County, Tennessee, dated September 21, 2016 and recorded on September 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2715 Brick Church Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2021.

2J General Partnership, a Tennessee General Partnership

By: _____
Jarred McNeal, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, General Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the General Partner of 2J General Partnership, a Tennessee Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said ~~corporation~~ partnership for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm. Exp. May 2, 2022
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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.

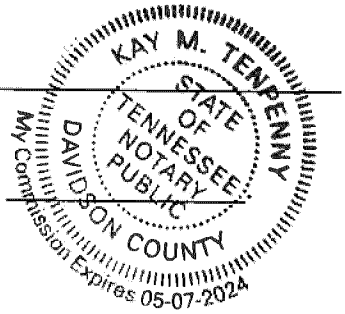
Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kay M. Tenpenny, a notary public for this county and state, Jack F. Stringham II, 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: