Karen Johnson Davidson County
Batch# 596388 DEEDWARRSP
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Fees: $33.00 Taxes: $706.70
20210322-0037192

This instrument was prepared by:
Colin T. Ferguson
Dickinson Wright PLLC
424 Church Street, Suite 800
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

FROM: **JOHN V. VAIKSNORAS, JR.**, an unmarried man, Grantor

TO: **941 TODD PREIS DR, LLC**, a Tennessee limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
941 TODD PREIS DR, LLC 4103 Sulgrave Rd. Richmond, VA 23221	Same	142 05 0C 063.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ONE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS ($191,000.00).

John V. Vaiksnoras
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10 day of February, 2021.

Notary Public
My Commission Expires: 09-02-2024

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED NINETY-ONE THOUSAND AND NO/100 DOLLARS ($191,000.00), the receipt and sufficiency of which are hereby acknowledged, **JOHN V. VAIKSNORAS, JR.**, an unmarried man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **941 TODD PREIS DR, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain

tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"). The Property is improved property known as 941 Todd Preis Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 10 day of February 2021.

GRANTOR:

John V. Vaiksnoras

JOHN V. VAIKSNORAS, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, Clarinda Bowman, a Notary Public of said County and State, personally appeared **JOHN V. VAIKSNORAS, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville TN, this 10 day of February, 2021.

Clarinda Bowman

Notary Public
My Commission Expires: 09-02-2024

CLARINDA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. F-405, together with the Carport designated No. F-405-C, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and in Instrument No. 20050128-0010626 and as shown in Plat Book 4860, pages 17, 18 & 19 as amended in Plat Book 4860, pages 107, 108 & 109, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JOHN V. VAIKSNORAS, SR. AND WIFE, MARY SUE VAIKSNORAS, by deed from HAURY AND SMITH CONTRACTORS, INC., of record in Book 5131, page 831, dated April 1, 1977, said Register's Office.

JOHN V. VAIKSNORAS, SR., having since died on or about January 1, 2003, leaving MARY SUE VAIKSNORAS as surviving tenant by the entirety.

MARY SUE VAIKSNORAS having since died testate on or about August 7, 2015. Pursuant to the Last Will and Testament of MARY SUE VAIKSNORAS in The Seventh Circuit, Probate Division, Case No. 15P1510, said property was devised to her son JOHN V. VAIKSNORAS, JR., see also Executor's quitclaim deed in Instrument No. 201610013-0108128, dated October 11, 2016.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 142-05-0C-063.00 CO.

   Davidson County taxes for 2019, Map-Par. 142-05-0C-063.00 CO, $1,316.20, PAID.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 4860, pages 17-19 and amended in Plat Book 4860, pages 107-109, said Register's Office.

3. Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756 and Instrument No. 20050128-0010626, said Register's Office.

4. ByLaws of River Plantation Section Four of record in Book 4892, page 456, said Register's Office.

5. Grant of Gas Service Line or Fuel Line Easement of record in Book 7776, page 934, said Register's Office.

Certificate of Authenticity

I, Rebecca T. Sandfrey, 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, Dawn M. Solis, a notary public for this county and state, Rebecca T. Sandfrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dawn M. Solis
Notary's Signature

My Commission Expires: 5-24-21
Notary's Seal (If on paper)

