Karen Johnson Davidson County
Batch# 598774 DEEDWARRSP
03/23/2021 02:45:30 PM 6 pgs
Fees: $33.00 Taxes: $14,800.00
20210323-0038396

THIS INSTRUMENT PREPARED BY:
J. David Wicker, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.:
Albatross to Home, LLC 1831 12th Avenue S. #300 Nashville, Tennessee 37203	SAME AS NEW OWNER	162 00 0 105.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **COROLLA MANAGEMENT CORP., a Virginia corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **ALBATROSS TO HOME, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 1638 Bell Road in Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

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

[*signature page follows*]

When Recorded Return To: SF
First American Title Insurance Company
National Commercial Services
121 S. 8th Street, Suite 1250
Minneapolis, MN 55402
File No: NCS 1043259

1448162:5

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 23rd day of March, 2021.

COROLLA MANAGEMENT CORP.

By: _____
Frank Longaker, President

STATE OF Virginia)
City
COUNTY OF Salem)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Longaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **COROLLA MANAGEMENT CORP**, the within named bargainor, 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 such President.

WITNESS my hand and official seal, this 19th day of March, 2021.

JENNIFER LYNN BUSCH
NOTARY PUBLIC
REGISTRATION # 267317
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/2024

_____
Notary Public

My Commission Expires: 12/31/2024

[Signature Page to Special Warranty Deed]

1448162:5

STATE OF Virginia)
City
COUNTY OF Salem)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

Affiant

Subscribed and sworn to before me this 19th day of March, 2021.

JENNIFER LYNN BUSCH
NOTARY PUBLIC
REGISTRATION # 267317
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
12/31/2024

Notary Public

My Commission Expires: 12/31/2024

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOT NO. 1 ON THE FINAL PLAT RE-SUBDIVISION OF LOT NO. 1, NATIONAL COLLEGE SUBDIVISION, OF RECORD AS INSTRUMENT NO.201906210060113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO COROLLA MANAGEMENT CORPORATION, A VIRGINIA CORPORATION, BY DEED FROM WILLIAM D. DYER AKA BILL DYER, OF RECORD IN INSTRUMENT NO. 200712200146319, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Instrument No. 200804150037959 and Instrument No.201906210060113, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Corolla Management Corporation, of record in Instrument No. 201905210048109, in the Register's Office of Davidson County, Tennessee.

5. Terms and conditions of Permanent Drainage Easement as further described in Deed Book 7827, Page 83.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Byrd Surveying, Inc., dated January 12, 2021, last revised _____, designated Job No. B20055-20:

(a) uncovered porch on the northerly portion of building encroaches over platted setback line;

(b) drainage improvements encroach outside of drainage easement; and

(c) curb encroaches over southerly property line into adjacent property.

True Copy Certification

I, Sharon Finnegan, 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 Minnesota

County of Hennepin

Personally appeared before me, Amanda Angstman, a notary public for this county and state, Sharon Finnegan 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: Jan 31st 2023

Notary' Seal (if on paper)

AMANDA RENEE ANGSTMAN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2023