Karen Johnson Davidson County
Batch# 617465 DEEDWARRSP
04/19/2021 10:35:30 AM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20210419-0051778

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| **THIS INSTRUMENT PREPARED BY:**<br><br>**C. Tucker Herndon**<br>**Burr & Forman LLP**<br>**222 Second Avenue South, Suite 2000**<br>**Nashville, TN 37201** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.<br><br>Kenneth C Milh<br>Affiant<br><br>Subscribed and sworn to before me, this 16 day of April, 2021.<br><br>Karen H Melbra<br>Notary Public<br>My Commission Expires: 1/8/22 |

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**SPECIAL WARRANTY DEED**

| Address New Owner: | Send Tax Bills To: | Map-Parcel Number(s): |
|---|---|---|
| AllStar Properties TN, GP<br>801 E. Old Hickory Blvd.<br>Suite 160<br>Madison, Tennessee 37115 | New Owner | 043-14-0-026.00 |

**FOR AND IN CONSIDERATION** of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GLENN A. HARRIS** and wife, **JUDITH G. HARRIS** (collectively, the "***Grantors***"), have bargained, transferred, sold and conveyed, and do hereby transfer, sell and convey unto **ALLSTAR PROPERTIES TN, GP**, a Tennessee general partnership comprised of Kenneth C. Milhorn and Shannon M. Day (the "***Grantee***"), Grantee's successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 801 E. Old Hickory Blvd., Madison, Davidson County, Tennessee 37115. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant and bind themselves, their heirs and assigns, that Grantors are lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is

expressly made subject, including referenced 2021 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

**IN WITNESS WHEREOF**, Grantors have executed this Special Warranty Deed to be effective for all purposes as of the 16th day of April, 2021.

**GRANTORS**:

**GLENN A. HARRIS**

**JUDITH G. HARRIS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **Glenn A. Harris** and **Judith G. Harris**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who did say upon oath that the facts recited in this instrument are true, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 16th day of April, 2021.

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1/3/22

## EXHIBIT B

### Permitted Exceptions

1. Rights or claims of parties in possession, as tenants only under unrecorded leases and with no options or other purchase rights in the subject Property, not shown by the public records.

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

**EXHIBIT A**

**Legal Description**

Land lying in the 9th Councilmanic District of Davidson County, Tennessee, and being more particularly described as per a survey by R. L. Montoya, Land Surveying, Tennessee, No. 697, 412 Bass Street, Goodlettsville, Tennessee, 37072, dated January 12, 1999, as follows:

Beginning at an iron rod (new) in the north margin of Old Hickory Boulevard, being the southeast corner of the property conveyed to Harris Glenn in Book 11702, Page, 526, RODCT, this also being the southwest corner of the herein described parcel; thence, leaving said margin, North 2°52'32" East, 172.57 to an iron rod (new) in an east and west fence at the south margin of State Route 45; thence, along said fence and said margin, North 88°05'27" East, 149.04 feet to an iron rod (new); thence, North 89°40'05" East, 71.91 feet to a concrete monument (old); thence, South 87°36'37" East, 44.66 feet to an iron rod (new); thence, leaving said margin and fence line, South 04°40'32" West to an iron rod (old) in the north margin of Old Hickory Boulevard; thence, along said margin, North 87°52'28" West, 259.66 feet to the point of beginning, containing 1.089 acres, more or less.

Being the same property conveyed to GLENN A. HARRIS, by deed from LEE STOLLER AND WIFE, ELEANOR STOLLER, of record in Book 6537, page 780, dated April 15, 1985, said Register's Office.

GLENN A. HARRIS further conveyed by Quitclaim deed unto FRANK A. HARRIS, AND GLENN A. HARRIS, D/B/A HARRIS & HARRIS PARTNERSHIP, of record in Book 7577, page 277, dated May 12, 1988, said Register's Office.

FRANK A. HARRIS AND WIFE JUDITH HARRIES, GLENN A. HARRIS, D/B/A HARRIS & HARRIS PARTNERSHIP further conveyed said property by Quitclaim Deed to GLENN A. HARRIS AND JUDITH G. HARRIS, of record in Book 11702, page 528, dated October 6, 1999, said Register's Office.

# True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

