WARRANTY DEED

Karen Johnson Davidson County
Batch# 637570 DEEDWARR
05/17/2021 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $15,170.00
20210517-0065959

STATE OF Tennessee
COUNTY OF ~~County~~ Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$4,100,000.00**

Skye Stark
Affiant

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Subscribed and sworn to before me this 14th day of May, 2021

Jodean M. King
Notary Public
My Commission expires:
6/21/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1212 Broadway Partners, a Tennessee General Partnership		0342025.00
4117 Hillsboro Pike, Suite 103-363	**4117 Hillsboro Pike, Suite 103-363**	
Nashville, TN 37215	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

SMD Properties, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1212 Broadway Partners, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 0342025.00

Parcel ID: 034-2-025.00

Land in Davidson County, Tennessee, described as follows:

Being Lot 2 of "Revised Master Plat-Rivergate Place" as of record in Plat Book 6900, Page 368 in the Register's Office of Nashville, Davidson County, Tennessee and being bounded on the west by Gallatin Pike; on the north by J.B.W Family Partnership, Tricket Oldsmobile Company and Woodis Holding Group, LLC; on the east by Woodis Holding Group, LLC; on the South by Edenwalk Properties, Robert D. McClendon and Kenneth Dudney and being more particularly described as follows:

Beginning at a point in Grizzard Branch Creek in the east right of way line of Gallatin Pike and being a corner common with Kenneth Dudney of record in Deed Book 9986, Page 310, in the Register's Office for Davidson County, Tennessee.

Thence, with the east right of way line of Gallatin Pike the following bearing and distances:

North 30 deg. 31' 30" East, 185.68 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 48 deg. 14' 05" West, 16.28 feet to an existing pk nail; North 30 deg. 31' 30" East, 136.25 feet to an existing pk nail, at a corner common with J.B.W Family Partnership of record in Deed Book 11721, Page 634, in the Register's Office for Davidson County, Tennessee.

Thence, with J.B.W. Family Partnership, South 48 deg. 14' 05" East, 401.75 feet to an existing iron rod, at a corner common with Tricket Oldsmobile Company.

Thence, with Tricket Oldsmobile Company the following bearings and distances.

South 47 eg. 59' 40" East, 124.93 feet to an existing concreate monument: North 30 deg. 15' 37" East, 100 feet to an existing pk nail; South 46 deg. 56' 15" East, 25.00 feet to an existing iron rod, North 28 deg. 43' 26" East, 105.75 feet to an existing iron at a common corner with Woodis Holding Group, LLC, of record in Deed Book 11389. Page 30, in the Register's Office for Davidson County, Tennessee.

Thence, with Woodis Holding Group, LLC the following bearings and distances:

South 46 deg. 56' 15" East. 215.55 feet to an existing iron rod; South 44 deg. 20' 28" West, 197.63 feet to an existing iron rod, South 48 deg. 18' 48" East, 38.84 feet to an existing iron rod; South 54 deg. 27' 57" West, 295.53 feet to a point in Grizzard Branch Creek, at a corner common with James R. McKinney Trustee, of record in Deed Book 4470, Page 24 in the Register's Office for Davidson County.

Thence, with James R. McKinney the following bearings and distances:

North 33 deg. 43' 51" West, 199.03 feet to an existing iron rod at a common corner with Edenwalk Properties of record in Deed Book 10200, Page 23 in the Register's Office for Davidson County, Tennessee.

Thence, with Edenwalk Properties the following bearings and distances:

North 45 deg. 00' 39" West, 127.72 feet to a point in the Grizzard Branch Creek; North 47 deg. 22' 01" West, 201.20 feet to an existing iron rod; South 43 deg. 00' 25" West, 30.00 feet to a point in Grizzard Branch Creek, at a corner common with Kenneth Dudney of record in Deed Book 9986, Page 310 in the Register's Office for Davidson County, Tennessee.

Thence, with Kenneth Dudney, North 80 deg. 33' 01" West, 103.27 feet to the point of beginning.

Being the same property conveyed to Steve R. Brewster and wife, Janelle Brewster by Warranty Deed from Phyllis J. Williams, a widow of record in Instrument No. 20111103-0085880 Register's Office for Davidson

County, Tennessee, dated November 1, 2011 and recorded on November 3, 2011.

Being the same property conveyed to the Grantor(s) by Deed of record in Instrument No. 20190711-0067611, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (___) property known as 1809 Gallatin Pike North, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS our hand(s) this 13th day of May, 2021.

SMD Properties, LLC, a Delaware Limited Liability Company

By: SMD Separate Property Trust, dated June 2, 2017
Its: Manager

By: _____
Anthony L. Leggio, its Successors Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF CALIFORNIA)
COUNTY OF KERN)

On May 13, 2021, before me, Nancy E. Vogel, a Notary Public, personally appeared Anthony L. Leggio, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

NANCY E. VOGEL
COMM. #2332597
NOTARY PUBLIC • CALIFORNIA
KERN COUNTY
My Comm. Exp. Sep. 21, 2024

True Copy Certification

I, Denise Griffin, 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, Jodean M. King, a notary public for this county and state, Denise Griffin 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: 06/21/2021

Notary Seal:

