Karen Johnson Davidson County
Batch# 661319 DEEDWARRSP
06/21/2021 04:01:30 PM 7 pgs
Fees: $38.00 Taxes: $58,608.00
20210621-0083644

**This instrument prepared by and after recording return to:**

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| NHC GLASTONBURY NONPROFIT, LLC<br>1222 16th Avenue S. Suite 300<br>Nashville, TN 37212 | New Owner | 107 00 0 126.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHABBIR BAHORA and ZARINA BAHORA as co-TRUSTEES of the BAHORA TENNESSEE COMMUNITY PROPERTY TRUST, DATED MAY 14, 2015** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **NHC GLASTONBURY NONPROFIT, LLC**, a Tennessee nonprofit limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property being improved property commonly known as 644 Glastonbury Road, Nashville, Davidson County, Tennessee 37217.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of June, 2021.

**GRANTOR:**

**SHABBIR BAHORA** and **ZARINA BAHORA**
as **co-TRUSTEES of the BAHORA TENNESSEE COMMUNITY PROPERTY TRUST, DATED MAY 14, 2015**

By: _____
Name: Shabbir Bahora
Title: co-Trustee

By: Zarina S Bahora
Name: Zarina Bahora
Title: co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shabbir Bahora, the co-Trustee of **THE BAHORA TENNESSEE COMMUNITY PROPERTY TRUST, DATED MAY 14, 2015,** the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as co-Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Shabbir Bahora, as such co-Trustee.

Witness my hand and official seal this 16 day of June, 2021.

My Commission Expires:

11-20-2022

_____
Notary Public

HOLLY MATLOCK NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Zarina Bahora, the co-Trustee of **THE BAHORA TENNESSEE COMMUNITY PROPERTY TRUST, DATED MAY 14, 2015,** the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she as co-Trustee executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Zarina Bahora, as such co-Trustee.

Witness my hand and official seal this 16 day of June, 2021.

My Commission Expires:

11-20-2022

_____
Notary Public

HOLLY MATLOCK NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $15,840,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.




Yvonne Hall
Affiant

Sworn to and subscribed before me,
this 17th day of June, 2021.

Melissa Ann Foster
NOTARY PUBLIC

My Commission Expires: 10/2/2023

**Exhibit "A"**

Legal Description of Property

Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the west side of Glastonbury Road between Massman Drive and Briley Parkway, and being more particularly shown on a survey by McConnell Engineering dated May 21, 1985, as follows:

Beginning at an iron rod in the center of a branch 465 more or less feet westerly from Briley Parkway and being the southwesterly corner of Phase V of Camelot on the Parkway, being jointly owned by Billy Hitt and Alfred Finkelstein; thence with the northerly margin of Glastonbury Road with a curve to the left having a central angle of 22° 50' 13", a radius of 1019.31 feet a chord bearing South 31° 42' 10" West, 403.59 feet and a curve length of 406.27 feet to an iron rod; thence with the North line of Hitt and Finkelstein, Phase III, North 63° 36' 35" West, 574.22 feet to an iron rod in the easterly line of Patricia Heights Subdivision, Section 1, as of record in Book 2331, page 131, R.O.D.C., Tennessee; thence with said subdivision North 08° 28' 01" East, 387.21 feet to an iron rod identifying the common corner between Patricia Heights and Bel Air Subdivision; thence with Bel Air Subdivision as of record in Book 2900, page 30, R.O.D.C., North 08° 01' 26" East, 7.47 feet to an iron rod; thence North 06° 10' 05" East, 74.39 feet to an iron rod in the centerline of a branch; thence with said branch South 78° 07' 01" East, 200.74 feet to an iron rod; thence South 54° 10' 48" East, 572.21 feet to the point of beginning, containing 6.85 acres, more or less.

Being the same property conveyed to SHABBIR BAHORA AND WIFE, ZARINA BAHORA, by deed from GLASTONBURY WOODS, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20071227-0148140, dated December 26, 2007, said Register's Office.

SHABBIR BAHORA AND WIFE, ZARINA BAHORA having conveyed said property to SHABBIR BAHORA AND ZARINA BAHORA, AS TENANTS IN COMMON by Quitclaim Deed of record Instrument No. 20090723-0069339, dated June 30, 2009, said Register's Office.

SHABBIR BAHORA AND WIFE, ZARINA BAHORA, AS TENANTS IN COMMON having conveyed said property to SHABBIR BAHORA AND ZARINA BAHORA AS CO-TRUSTEES OF THE BAHORA TENNESSEE COMMUNITY PROPERTY TRUST DATED MAY 14, 2015 by Quitclaim Deed of record as Instrument No. 20150715-0068776, dated May 14, 2015, said Register's Office.

**Exhibit "B"**

Permitted Exceptions

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

2. Easement(s) of record in Book 2906, page 239 and Book 3179, page 236, Register's Office for Davidson County, Tennessee.

3. Grant of Easement(s) to Comcast of Nashville I, LLC, of record in Instrument No. 20090203-0009258 and Instrument No. 20170921-0097003, said Register's Office.

4. All matters shown on the plat of survey of Scott Williams, Tenn. R.L.S. No. 1914, with W. Scott Williams and Associates, dated May 12, 2021, and designated as Job No. 2105.

# True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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.

Melissa Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

