Karen Johnson Davidson County
Batch# 678625 DEEDWARR
07/16/2021 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20210716-0096092

#36355

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36355-05-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2021. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Say Alhauter Inc P.O. Box 1931 Brentwood, TN 37027	Say Alhauter Inc P.O. Box 1931 Brentwood, TN 37027	Map and Parcel No.: 148 00 0 171.00

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, **Full Service Residential Solutions, LLC, a Tennessee limited liability company ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Say Alhauter Inc, a Tennessee corporation ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5100 Linbar Drive, Nashville, Tennessee 37211.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." 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 no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer,on the 15th day of July, 2021.

GRANTOR:

FULL SERVICE RESIDENTIAL SOLUTIONS, LLC
a Tennessee limited liability company

By:_____
Chauncey Saurus, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chauncey Saurus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Member of Full Service Residential Solutions, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2021.



Notary Public
My Commission Expires:

EXHIBIT "A"

Certain Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lot 4, Century Center Park, of record Book 5200, Page 370, Register's Office for Davidson County, Tennessee, and describe as follows:

Beginning at an iron pin in the Northeast margin of Linbar Drive, said iron pin being the most Southerly corner of the Robert D. Fulcher property, as of record in Book 5396, Page 391, Register's Office for Davidson County, Tennessee; thence leaving the Linbar Drive margin and with Fulcher's Southeast boundary line, North 47° 23' East, 142.28 feet to an iron pin in a fence row in the Southwest margin of I-24; thence, leaving said Fulcher Property and with the fence and the I-24 Southwest margin, South 30° 14' East, 180.50 feet to an iron pin; thence, leaving said fence row and 1-24 margin and with a new line separating the property herein described and the Browning and Scott property, as of record in Book 4903, Page 490, South 59° 51' West, 128.78 feet to an iron pin in the Northeast margin of Linbar drive; thence, with said Linbar Drive margin, North 30° 9' West, 52.77 feet to a concrete monument at the point of curvature of a curve to the left; thence with said curve having a central angle of 12° 28' 42" and a curve length of 97.74 feet back to the point of beginning containing 0.50 acres (21,780 square feet) more or less.

Being the same property conveyed to Full Service Residential Solutions LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from J. Donald Turner and Lula S. Turner, husband and wife, of record in Instrument No. 20150416-0033673, in the Register's Office of Davidson County, Tennessee, dated April 15, 2015 and recorded on April 16, 2015.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years, which have been prorated and assumed by Grantee.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 4, Century Center Park, as recorded in Plat Book 5200, Page(s) 370.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 7/15/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

