Karen Johnson Davidson County
Batch# 680850 DEEDWARRSP
07/21/2021 01:56:30 PM 7 pgs
Fees: $38.00 Taxes: $2,960.00
20210721-0097974

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:
Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027 Attn: Hoss Mousavi	Richland South, LLC 212 Overlook Circle, Suite 207 Brentwood, Tennessee 37027 Attn: Hoss Mousavi	149-03-0E-001.00

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, **DOVER GLEN INVESTORS, LLC**, a Tennessee limited liability company ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RICHLAND SOUTH, LLC**, a Tennessee limited liability ("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 commonly known as 2528 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37217.

TO HAVE AND TO HOLD said Property, with the appurtenance, 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 7 day of July, 2021, but is effective as of the 16th day of July, 2021.

GRANTOR:

DOVER GLEN INVESTORS, LLC,
a Tennessee limited liability company

By: Faran Ferdo
Name: Faran Ferdowsi
Title: Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Faran Ferdowsi, the Chief Manager of **DOVER GLEN INVESTORS, LLC**, a Tennessee limited liability company 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 or she as Chief Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Faran Ferdowsi, as such Chief manager.

Witness my hand and official seal this 7th day of July, 2021.

Sandra E. Rodriguez
Notary Public

My Commission Expires:

10-16-2022

SANDRA E RODRIGUEZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $800,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 7th day of July, 2021.

Sandra E Rodriguez
NOTARY PUBLIC

SANDRA E RODRIGUEZ
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 10-16-2022

Exhibit "A"

Legal Description of Property

BEING LOT 1, ON THE FINAL PLAT RESUBDIVISION OF REVISION 2 - THE SHOPPES OF DOVER GLEN, BY PLAT INSTRUMENT NO. 201808060076849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO DOVER GLEN INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM RREF SNV III-TN MAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20161115-0120438, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

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

2. All matters shown on plat(s) of record in Instrument No. 200903230026016; Instrument No. 201008180065095; and Instrument No. 201808060076849, in the Register's Office of Davidson County, Tennessee.

3. Stormwater Detention Agreement, by and between Edge of Lake LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200410200126113, in the Register's Office of Davidson County, Tennessee.

4. Stormwater Detention Agreement, by and between Murfreesboro Edge-O-Lake, LLC and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200609070110856; as affected by Amended and Restated Detention Pond Maintenance and Fee Sharing Agreement in Instrument No. 201803010019491, in the Register's Office of Davidson County, Tennessee.

5. Restrictive Covenant, by Murfreesboro Edge-O-Lake, a Tennessee limited liability company, of record in Instrument No. 200710190124411, in the Register's Office of Davidson County, Tennessee.

6. Detention Pond Maintenance and Fee Sharing Agreement, by and between Townview Homeowners Association, Inc. and The Shoppes of Dover Glen Condominium Owners' Association, Inc., its members and successors and/or assigns, of record in Instrument No. 201204040028368; as affected by Amended and Restated Detention Pond Maintenance and Fee Sharing Agreement in Instrument No. 201803010019491, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Public Right-of-Way, by and between Dover Glen Investors, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201710300111095, in the Register's Office of Davidson County, Tennessee.

8. Reciprocal Easement Agreement, by Pavilion HR-Murfreesboro, LLC, a North Carolina limited liability company and Dover Glen Investors, LLC, a North Carolina limited liability company, of record in Instrument No. 201803010019490, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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 07/16/2021.

Signature

Date: 07/16/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jennifer DiPerna, a notary public for this county and state, Matt Foster 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: 01/08/2024
Notary Seal

