THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736130**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,448,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 737719 DEEDWARRSP
10/15/2021 11:30:14 AM 2 pgs
Fees: $13.00 Taxes: $9,057.60

20211015-0138916

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
C.O.T. Nash, LLC 307 Wilhagan Road Nashville TN 37217	New Owner	Tax Parcel ID Nos. 106-00-0-179.00 106-12-0-027.00

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, **Solley Family Partnership II, LTD** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C.O.T. Nash, LLC, a Delaware limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat Resubdivision of Lot 1 870 Murfreesboro Pike Property, of record in Instrument No. 20201103-0128757, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to SOLLEY FAMILYPARTNERSHIP II, LTD, by deed from MURFREESBORO ROAD RETAIL, LLC, of record in Instrument No. 20190227-0017904, dated February 27, 2019, said Register's Office.

Tract 2:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Final Plat of 870 Murfreesboro Pike Property, of record in Instrument No. 20180124-0007346, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SOLLEY FAMILYPARTNERSHIP II, LTD., by deed from MURFREESBORO ROAD RETAIL, LLC, of record in Instrument No. 201802080-0012965, dated January 1, 2019, said Register's Office.

This Conveyance is subject only to the matters set forth below as well as any and all zoning regulations, building restrictions, setback lines, and conditions, covenants, and restrictions (as may be amended or supplemented).

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 106-00-0-179.00 and 106-12-0-027.00, not yet due and payable.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3618, page 484, and Book 3913, page 100, said Register's Office.

General Permit of record in Book 1066, page 395, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20181002-0097827, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20180124-0007346, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20201103-0128757, said Register's Office.

Matters shown on the plat of survey by Tony Reason, II, TRLS #, with GRS Group, LLC, August 24, 2021 and designated as Job No. 21-1982.

This is property located at 307 Wilhagan Road Nashville, TN 37217 and 870 Murfreesboro Pike Nashville, TN 37217.

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

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not 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 effective as of the ~~on this~~ 13th day of October, 2021.

RBS

Solley Family Partnership II, LTD

Ronnie B Solley

By: Ronnie B. Solley, Managing General Partner

STATE OF ALABAMA)
COUNTY OF MORGAN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie B. Solley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Managing General Partner of Solley Family Partnership II, LTD, 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 14th day of October, 2021.

Gay Blackburn Maloney
Notary Public

My Commission Expires: February 23, 2025

GAY BLACKBURN MALONEY ★ NOTARY PUBLIC ★ COMM. EXP. FEB. 23, 2025 ★ ALABAMA ★ MORGAN