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Karen Johnson Davidson County
Batch# 756518 DEEDWARRSP
11/17/2021 10:28:45 AM 3 pgs
Fees: $18.00 Taxes: $16,002.50
20211117-0153036

NEW OWNER:

5225 OHB, LLC
P.O. Box 1767
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
20-2047

SEND TAX BILLS TO:
NEW OWNER

Being part of Map 86 Parcel 765.00
to be a separate parcel of 2022

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR MILLION, THREE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($4,325,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **PREMIER LEASING, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **5225 OHB, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 14th Councilmanic District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in DAVIDSON County, Tennessee, being Lot(s) 4, as shown on the map entitled Final Plat of Resubdivision of Lot 4, Hermitage Commons Subdivision, of record in Instrument No. 20210930-0131454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being part of the same property conveyed to **PREMIER LEASING, LLC** a Tennessee limited liability company, by Quitclaim Deed from LOJAC ENTERPRISES, INC., a Tennessee corporation, dated December 29, 2011, and of record in Instrument No. 20111230-0102276, in the Register's Office for Davidson County, Tennessee. Further reference is made deed to Lojac Enterprises, Inc., a Tennessee corporation, from Edward L. Payne and wife, Mary T. Payne, dated October 30, 1989, and of record in Book 7975, Page 122, said Register's Office for DAVIDSON County, Tennessee.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY having the address of 5225 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, BUT NOT FURTHER OR OTHERWISE.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year to be settled and paid between the parties.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 15th day of November, 2021.

PREMIER LEASING, LLC
A Tennessee limited liability company

By: LOJAC HOLDINGS CORPORATION, INC.
Its: SOLE MEMBER

By: _____
B.F. "JACK" LOWERY, SR., Chairman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **B.F. "JACK" LOWERY, SR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **CHAIRMAN of LOJAC HOLDINGS CORPORATION, INC., a Tennessee corporation, as the SOLE MEMBER** of **PREMIER LEASING, LLC, a Tennessee limited liability company,**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 15th day of November, 2021.

_____
NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/30/2023

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The actual consideration or value, whichever is greater, for this transfer is **$ 4,325,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 15th day of November, 2021.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY