Karen Johnson Davidson County
Batch# 759272 DEEDWARRSP
11/22/2021 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,941.50
20211122-0155021

35332

THIS INSTRUMENT PREPARED BY: MUDTER PATTERSON & COX PLLC Attorneys at Law 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 (615) 383-4429	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $795,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires:

GEO. D. G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
OCTOBER 2, 2023

SPECIAL WARRANTY DEED

Address New Owner: Iroquois Plaza, LLC 5121 Harding Pike Nashville, TN 37205	Send Tax Bills to: Iroquois Plaza, LLC 5121 Harding Pike Nashville, TN 37205	Tax Information: 116 13 0 104 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, **DAVID C. EDWARDS and wife, ASHLEY W. EDWARDS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IROQUOIS PLAZA, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 5121 Harding Pike, Nashville, TN, 37205.

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

Title to the property shall be subject to the following restrictive covenant, which shall run with the land and which shall be binding on Grantee, its successors and assigns, and all subsequent owners of the property:

The subject property shall not be used for veterinary purposes, animal boarding services, pet store operations, or any other similar, commercial, animal-related businesses of any kind, nor shall the property be used to assist, facilitate, or support in any way whatsoever the operation of any such type of animal-related business or enterprise on any properties adjacent to or neighboring the subject property.

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 on this 5th day of November, 2021.

DAVID C. EDWARDS

Ashley W. Edwards

ASHLEY W. EDWARDS

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 DAVID C. EDWARDS and ASHLEY W. EDWARDS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2021.

Notary Public

My Commission Expires: 10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of H.B. Alexanders Subdivision of The Byron Martin Property as of record in Plat Book 1130, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David C. Edwards and wife, Ashley W. Edwards by deed dated January 1, 1995 from James Lowery, married of record in Book 9573, page 80, Register's Office for Daivdson County , Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1130, page 46, Register's Office for Davidson County, Tennessee.
3. Easement to American Telephone and Telegraph Co. of record in Book 1207, page 547, Register's Office for Davidson County, Tennessee.
4. Reciprocal Easement Agreement of record in Instrument No. 20070328-0037191, Register's Office for Davidson County, Tennessee.

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 11/5/2021.

George E. Mudter, Jr.
Dated 11/5/2021

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.

Notary Public
Dated 11/5/2021

My commission expires 10/2/2023

