WARRANTY DEED	STATE OF Tennessee } COUNTY OF Davidson } The actual consideration or value, whichever is greater for this transfer is **$2,000,000.00.** **Affiant** Subscribed and sworn to before me This 19th day of November, 2021. **Notary Public** My Commission Expires: 03/04/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
Malsal, LLC	New Owner	150 00 0 199.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Forest View Partnership, a Tennessee General Partnership,** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Malsal LLC, a Tennessee Limited Liability Company** (the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

See Exhibit A for Legal Description.

Being part of the same property conveyed to Forest View Partnership, a Tennessee Partnership, dated January 5, 2019, by Antonio Darsinos and Kathy Katsaitis, as tenants in common to Forest View Partnership, a Tennessee Partnership, of record in Reference No. 20191029-0110923 Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as 0 Murfreesboro Pike, Antioch, TN 37013.

Karen Johnson Davidson County
Batch# 764499 DEEDWARR
12/01/2021 01:13:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20211201-0158913

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

And Grantor does covenant with the said Grantee that the Grantor has lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 19th day of NOVEMBER, 2021.

Forest View Partnership, a Tennessee General Partnership

By: _____
Kathy Katsaitis, Partner

By: _____
Jaima Darsinos, Partner

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Kathy Katsaitis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Partner of Forest View Partnership, a Tennessee General Partnership**, and as such **Partner** acknowledged that she is authorized to execute the foregoing instrument on behalf **of Forest View Partnership, a Tennessee General Partnership,** the within named bargainor, **a general partnership**, and that she as such **Partner**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the general partnership as Partner**.

WITNESS my hand and official seal on this 19th *day of* November, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves
Notary Public

My Commission Expires: 03-06-24

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Jaima Darsinos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Partner of Forest View Partnership, a Tennessee General Partnership**, and as such **Partner** acknowledged that she is authorized to execute the foregoing instrument on behalf **of Forest View Partnership, a Tennessee General Partnership,** the within named bargainor, **a general partnership**, and that she as such **Partner**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the general partnership as Partner**.

WITNESS my hand and official seal on this 19th *day of* November, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves
Notary Public

My Commission Expires: 03-06-24

Exhibit A

Legal Description

Land lying in the Second Councilmanic District of Nashville, Davidson County, Tennessee and being part of the same property conveyed to John E. Cain, Trustee of record in Deed Book 11661, page 284, Register's Office for Davidson County, Tennessee, and parcel 237 also being Lot Number 68 on the Forest View Park South Subdivision of record in Plat Book 6900, Pages 160 & 161, said Register's Office, together with the Right of Way closed by Metro Council Bill No. 088-397, and being more particularly described as follows:

Beginning at an iron pin found lying in the southerly margin of Forest View Drive (right-of-way varies) being 181.8 feet from the Northeast right of way intersection of Forest View Drive (right-of-way varies) and Murfreesboro Road (right-of-way varies);

Thence, along the easterly margin of said Forest View Drive the next two (2) courses and distances:

Thence North 47° 36' 54" East a distance of 185.00 feet to an iron pin set; thence North 49° 53' 04" East a distance of 54.25 feet to an iron pin set; thence along or near the southerly lines of Forest Pointe of record in Plat Book 9700, page 138, Register's Office for Davidson County, Tennessee, South 40° 00' 02" East a distance of 292.58 feet to an iron pin found; thence South 81° 47' 45" East a distance of 320.91 feet to an iron pin found; thence along or near the southerly lines of Forest Pointe, Phase I of record in Plat book 9700, Page 138, said Register's Office and Forest Pointe, Phase II of record in Plat Book 9700, Page 138, said Register's Office, the next three (3) courses and distances:

Thence North 59° 15' 14" East a distance of 150.20 feet to an iron pin set; thence South 69° 54' 01" East a distance of 200.00 feet to an iron pin set; thence South 47° 08' 38" East a distance of 443.14 feet to an iron pin set;

Thence along or near the westerly and southerly lines of Hamilton Creek Apartments, LP of record in Plat Book 6900, Page 161, said Register's Office South 58° 27' 52" West a distance of 553.86 feet to an iron pin found;

Thence South 40° 00' 38" East a distance of 210.24 feet to an iron pin found; thence along or near the westerly line of Lot 1 of Hamilton Hills Cemetery of record in Plat Book 6200, Page 896, said Register's Office, South 64° 45' 38" West a distance of 414.67 feet to an iron pin set;

Thence along the northerly margin of Murfreesboro Road (right-of-way varies) the next three (3) courses and distances:

Thence North 41° 09' 09" West a distance of 181.67 feet to an iron pin set; thence North 48° 50' 51" East a distance of 6.00 feet to an iron pin found; thence North 40° 07' 31" West a distance of 794.00 feet to an iron pin found;

Thence along or near the easterly and northerly lines of Lot 1 of Cain Subdivision of record in plat Book 5210, Page 40, said Register's Office, North 49° 52' 34" East a distance of 200.79 feet to an iron pin found; thence North 42° 23' 06" West a distance of 207.71 feet to the POINT OF BEGINNING, containing 788,073 square feet or 18.09 acres, more or less.

A copy of Metropolitan Nashville Council Bill 088-397, which closed a former public right-of-way which is now part of the above referenced property, is attached hereto as Exhibit "A".

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 23, 2021.

J. Carlton Drumwright

November 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 23, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY