Karen Johnson Davidson County
Batch# 771400 DEEDWARRSP
12/10/2021 08:49:30 AM 5 pgs
Fees: $28.00 Taxes: $14,896.20
20211210-0163802

THIS INSTRUMENT PREPARED BY:

Talbott Ottinger, Esq.
Ottinger Law Group, PLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,026,000.00.

Randy Wolcott
Affiant

Subscribed and sworn to before me, this 7th day of December, 2021.

Jennifer L. Johnson
Notary Public
My Commission Expires: 10-2-2023

JENNIFER L JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Nashville HERC, LLC 782 Melrose Avenue Nashville, Tennessee 37211	New Owner	120-00-0-156.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **1300 Murfreesboro Road Properties**, a Tennessee general partnership ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Nashville HERC, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **1320 Murfreesboro Pike, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, theirs successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**"). Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective as of the 7th day of December, 2021.

GRANTOR:

1300 MURFREESBORO ROAD PROPERTIES,
a Tennessee general partnership

By: _____
Name: Earnest D. Taylor
Title: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, Lee Ann Watson, a Notary Public in and for the State and County aforesaid, personally appeared **Earnest D. Taylor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 1300 Murfreesboro Road Properties the within named bargainor, a Tennessee general partnership, and that he, as such Authorized Agent, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of December, 2021.

_____
NOTARY PUBLIC

My Commission Expires: May 7, 2024

LEE ANN WATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 1 of the Resubdivision of Commodore Products Subdivision, as of record in Plat Book 9700, Page 313, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod set in the northerly right-of-way line of Murfreesboro Pike at a corner common with Lot 2 of said Resubdivision of Commodore Products Subdivision; thence with the northerly right-of-way line of Murfreesboro Pike North 61 deg. 52 min. 00 sec. West 349.92 feet to an existing concrete monument, at a corner common with the property of Metropolitan Nashville Airport Authority, as of record in Deed Book 4440, Page 758, at the Register's Office for Davidson County, Tennessee; thence leaving the northerly right-of-way line of Murfreesboro Pike with the easterly property line of the Metropolitan Nashville Airport Authority North 28 deg. 05 min. 13 sec. East 656.61 feet to an existing concrete monument at a corner common with the property of Avco Manufacturing Corporation, as of record in Deed Book 1877, Page 266, at the Register's Office for Davidson County, Tennessee; thence with the southerly property line of Avco Manufacturing Corporation South 61 deg. 53 min. 56 sec. East 385.85 feet to an iron rod set at a corner common with said Lot 2; thence with the westerly property line of said Lot 2 South 27 deg. 54 min. 56 sec. West 317.45 feet to an iron rod set; thence South 28 deg. 17 min. 32 sec. East 123.00 feet to an iron rod set; thence South 78 deg. 48 min. 45 sec. West 167.79 feet to an iron rod set; thence South 31 deg. 21 min. 00 sec. West 165.28 feet to the point of beginning, containing 256,023 square feet or 5.88 acres, more or less.

Also being described as follows:

Being Lot No. 1 on the First Revision Resubdivision of Commodore Products Subdivision of record in Book 9700, Page 910, in the Register's Office of Davidson County, Tennessee, reference to which is made for a more complete description of said lot.

Being the same property conveyed to 1300 Murfreesboro Road Properties from T & H Partners by Quitclaim Deed of record in Book 11414, Page 780, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 9700, Page 910, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) contained in Deed of record in Book 11537, Page 952, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of a Lease by and between Commodore Products Corporation and The Lamar Corporation of record in Book 7265, Page 744, in the Register's Office of Davidson County, Tennessee.

5. Tenant(s) in possession, as tenant(s) only, pursuant to unrecorded lease(s).

True Copy Certification

I, Mary Kate C. Brandon, 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 12/07/2021.

Signature

Date: 12/07/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/07/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY