This instrument prepared by and after recording return to:

Leach and Company, PLLC
2129 Belcourt Avenue, Second Floor
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 775887 DEEDWARRSP
12/17/2021 10:45:30 AM 6 pgs
Fees: $33.00 Taxes: $8,140.00
20211217-0167149

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
McQuest Properties, LLC P.O. Box 58051 Nashville, TN 37205	Same as New Owner	072-13-0-037.00 (Tract 1) 072-13-0-038.00 (Tract 2) 072-13-0-039.00 (Tract 3)

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WAYNE R. SIMMONS,** an individual, as to Tract 1 and Tract 2, and **WAYNE R. SIMMONS AND ELIZABETH ANNE SIMMONS,** husband and wife, as to Tract 3 (collectively, the "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MCQUEST PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THOSE CERTAIN TRACTS OR PARCELS of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Property").

This being improved property commonly known as 2605, 2631, and 2635 Gallatin Pike, Nashville, Davidson County, Tennessee. Said Property is not Grantor's primary residence.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor executed this Special Warranty Deed to be effective this 24th day of November, 2021.

GRANTOR:

Wayne R. Simmons

WAYNE R. SIMMONS (as to Tracts 1 and 2)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WAYNE R. SIMMONS, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 24 day of November, 2021.

My Commission Expires:

10-2-2023

Jennifer L. Johnson

Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Logan Cass
Affiant

Sworn to and subscribed before me,
this 29 day of November 2021.

NOTARY PUBLIC

My Commission Expires: 12/18/22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Legal Description of Property

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACTS 1 AND 2:

BEING LOT NOS. 11, 12, 13 AND 14 ON THE PLAN OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 11 FRONTS 25 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO A 20 FOOT EASEMENT, MEASURING 25 FEET THEREON.

SAID LOT NOS. 12, 13 AND 14 ON THE PLAN OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, ADJOIN AND FRONT TOGETHER 66 FEET ON THE WEST SIDE OF GALLATIN ROAD AND RUN BACK BETWEEN LINES, SAID LOT NO. 14 RUNNING BACK ALONG THE SOUTH MARGIN OF CAROLYN AVENUE, 100.4 FEET TO THE EAST MARGIN OF A 20 FOOT EASEMENT OR ALLEY, ON WHICH THEY MEASURE 65.9 FEET.

BEING THE SAME PROPERTY CONVEYED TO WAYNE R. SIMMONS, BY DEED FROM O. B. HOFSTETTER, JR., TESTAMENTARY TRUSTEE UNDER WILL OF BEDELIA COODE BEASLEY, AND JOHN COODE BEASLEY, OF RECORD IN BOOK 8691, PAGE 732, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 3:

BEING LOTS 5 TO 10, BOTH INCLUSIVE, ON THE MAP OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 5 TO 10, BOTH INCLUSIVE, ADJOIN AND FRONT TOGETHER 150 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUN BACK BETWEEN PARALLEL LINES 100 FEET TO A 20 FOOT EASEMENT SHOWN ON SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO WAYNE R. SIMMONS AND ELIZABETH ANNE SIMMONS, HUSBAND AND WIFE, BY DEED FROM JOE H. CORLEY, A MARRIED, OF RECORD IN INSTRUMENT NO. 200510310130946, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 843, Page 60, in the Register's Office of Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated November 9, 2021 and last revised _____, 2021, as prepared by Bryan A. Shirley, TN RLS #2085, Blew & Associates, P.A., under Job No. 21-8892, as follows:

   a. Building encroaches over and into the adjoining property along the western boundary line.
   b. Wall encroaches over and onto the adjoining property along the western boundary line.
   c. Gas meter and overhead power lines located on the property without the benefit of a specific easement.

True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached electronic 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 11/24/2021.

Signature

Date: 11/24/2021

State of Tennessee

County of Davidson

Personally, appeared before me, Kristy Engle, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 11/24/2021

My Commission Expires: 12/18/2022
Notary Seal

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY