This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-12527-CC

Karen Johnson Davidson County
Batch# 782359 DEEDWARRSP
12/30/2021 01:51:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20211230-0171981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 23rd day of December, 2021.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
5001 Properties LLC 4321 Cato Road Nashville, TN 37218	New Owner	07013017400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AJS Associates, a Kentucky general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **5001 Properties LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Minor Plat of the AJS Associates Property of record in Plat at Instrument No. 20211110-0149950, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to AJS Associates, a Kentucky general partnership by Warranty Deed from Buckner Family Investments, G.P., a Tennessee general partnership, Robert P. Cain, Jr. and Suntrust Bank, Nashville, N.A., Successor to Third National Bank as Trustee of the Charles V. Runyon, Jr. Revocable Pour-Over Trust for Rita Cain Runyon, Dorothy Runyon Cummings, Brenda Runyon Deere, and Charles V. Runyon, III and Issue of record in Instrument No. 200001210007427 Register's Office for Davidson County, Tennessee, dated January 06, 2000 and recorded on January 21, 2000.

This is unimproved property located at: **2910 Clarksville Pike aka 0 Cliff Drive, Nashville, TN 37218**

Said property is conveyed subject to the matters described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of December, 2021.

GRANTOR:

AJS Associates, a Kentucky general partnership

By: _____
Richard L. Schleicher, Company Representative

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard L. Schleicher, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Company Representative of of AJS Associates, a Kentucky general partnership, the maker, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of December, 2021.

_____
Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

EXHIBIT A
(Permitted Exceptions)

1. Taxes for the year 2021, a lien due and payable, but not delinquent.

2. Subject to all matters shown on the Plan of record as Instrument Number 202111100149950, Register's Office of Davidson County, Tennessee.

3. Charter of partnership of record in Instrument Number 200501050001990, in the Register's Office for Davidson County, Tennessee. As to Map/Parcel: 070-13-0-117.00.

4. Water (Riparian Rights) -

   (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Cumberland River without diminution or pollution and the consequence of any past or future change in the location of Cumberland River;

   (b) riparian rights incident to premises;

   (c) rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;

   (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

5. Subject to the flow of any creeks, streams, or branches across subject property.

6. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

7. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 12/23/21.

Kirsten Virden
Affiant Signature

12/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of December, 2021..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

