Karen Johnson Davidson County
Batch# 795247 DEEDWARRSP
01/25/2022 03:41:43 PM 6 pgs
Fees: $33.00 Taxes: $44,400.00
20220125-0009195

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62187-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Greenbriar Property, LLC 104 Woodmont Blvd.; Ste 218 Nashville, TN 37205	Greenbriar Property, LLC 104 Woodmont Blvd.; Ste 218 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11810009300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$12,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Greenbriar Apartment Partnership, a Tennessee general partnership** comprised of John Gianikas and spouse, Susan Gianikas, as to a one-eighth (1/8) interest, Tim Gianikas, as to a one-eighth (1/8) interest, Harry W. Peffen, III, as Executor of the Estate of Ann Workman Peffen, as to a one-fourth (1/4) interest, and Albert J. Dale, III and Jo Darlene Corley, successor Co-Trustees of the Dale TN QTIP Trust, as to a one-fourth (1/4) interest, and John G. Gianikas, Trustee of the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009, and as Executor under the Last Will and Testament of George J. Gianikas, as to a one-fourth (1/4) interest, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greenbriar Property LLC, a Delaware limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being part of Lot No. 2 on the plan of Nathaniel A. McNairy Land as of record in Minute Book E, pages 564 and 565, of the Chancery also recorded in Plan Book 1, page 29, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by A & A Engineers, Inc. dated July 7, 1979 as follows:

Beginning at a point of the northerly right-of-way line of Woodmont Boulevard, as widened, at the most southeasterly corner of Pleasant Valley Subdivision of record at Book 1424, page 63, Register's Office for Davidson County, Tennessee, being 150 feet in a northerly direction from the center line of Woodmont Boulevard; thence, with the northerly margin of Woodmont Boulevard North 84 degrees 55 minutes 09 seconds East 185.59 feet to a point; thence, continuing along said northerly margin of Woodmont Boulevard, South 49 degrees 34 minutes 55 seconds East 42.04 feet to a point; thence, continuing along said northerly right of way of Woodmont Boulevard North 84 degrees 55 minutes 09 seconds East 125.00 feet to a point; thence, North 40 degrees 11 minutes 52 seconds East 83.62 feet to a point; thence, North15 degrees 58 minutes 04 seconds West 283.59 feet to a concrete monument; thence, North 18 degrees 43 minutes 34 seconds West 42.50 feet to a point; thence, South 85 degrees 07 minutes 00 seconds West 283.68 feet to a concrete monument in the easterly line of Pleasant Valley Subdivision; thence, along said easterly line of Pleasant Valley Subdivision South 3 degrees 16 minutes 06 seconds East 54.20 feet to a point; thence, continuing along said easterly line of Pleasant Valley Subdivision South 4 degrees 17 minutes 28 seconds West 36.75 feet to a concrete monument; thence, continuing along said easterly line of Pleasant Valley Subdivision South 5 degrees 50 minutes 44 seconds West 249.30 feet to a point; thence, continuing along said easterly line of Pleasant Valley Subdivision South 15 degrees 50 minutes 10 seconds East 13.67 feet to the point of beginning.

Being the same property conveyed to J. M. Grissim, Trustee with full power to sell, transfer, convey, or encumber, without joinder of any beneficiary, by Installment Deed from Billie Francis Wills Townes dated February 14, 1979 and recorded on February 14, 1979, of record in Book 5395, page 356, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 21, 1994, recorded March 1, 1994, of record in Book 9262, page 332, said Register's Office, subject property was conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of Roy C. Flowers, George Gianikas, Albert J. Dale, Jr. and Ann W. Peffen. Subject property was further conveyed to Greenbriar Apartment Partnership, a Tennessee general partnership comprised of George Gianikas as to a 1/4 interest, Lola Katherine Dale, Trustee with full power, established under the Dale Family Trust as to a 1/4 interest, Ann W. Peffen as to a 1/4 interest, John Gianikas and spouse, Susan Gianikas as to a 1/8 interest, and Tim Gianikas as to a 1/8 interest, by Quitclaim Deed dated May 10, 2012, recorded May 17, 2012, of record in Inst. No. 20120517-0042566, said Register's Office. The said Ann W. Peffen has since died. The Last Will and Testament of Ann Workman Peffen, of record in Docket No. 17P595, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Kathy P. Burkhalter and Harry W. Peffen, III, as Co-Executors with full power to sell, lease, encumber and otherwise convey real property. The said Kathy P. Burkalter has since died, leaving the said Harry W. Peffen, III, to serve alone under the terms and conditions of said Will. The said Lola Katherine Dale has since died. By Quitclaim Deed of Correction of record in Inst. No. 20211208-0162922, said Register's Office, Albert J. Dale, III and Jo Darlene Corley, Successor Co-Trustees of the Dale Family Trust conveyed the said one-fourth (1/4) interest of Lola Katherine Dale, Trustee, to Albert J. Dale, III and Jo Darlene Corley, successor Co-Trustees of the Dale TN QTIP Trust. The said George Gianikas has since died. The Last Will and Testament of George J. Gianikas of record in Docket No. 19P-1108 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to the George J. Gianikas Living Trust for Georganne Goodwin, John G. Gianikas and Timothy G. Gianikas, dated July 14, 2009, and appointed the said John G. Gianikas as Trustee and as Executor under said Last Will and Testament.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Real estate taxes for the year 2022 and subsequent years, not yet due and payable. All matters shown on plat(s) of record in Plat Book 1, Page 29, in the Register's Office of Davidson County, Tennessee. Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 9585, Page 85, in the Register's Office of Davidson County, Tennessee. All matters as set forth in Final Consent Judgment of record in Book 5252, Page 816 and in Book 5275, Page 415, in the Register's Office of Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3703, Page 188, in the Register's Office of Davidson County, Tennessee.
This is improved property, known as 3000 Franklin Pike, Nashville, TN 37204

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 Proeprty in fee simple, has good right to convey it, and that the same is unencumbered except for those matters set forth herein.

GRANTOR FURTHER COVENANTS and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

WITNESS THE EXECUTION HEREOF the dates reflected in each of the respective notary acknowledgments.

Greenbriar Apartment Partnership, a Tennessee general partnership

BY:

_____

John Gianikas

_____

Susan Gianikas

_____

Tim Gianikas

Estate of Ann Workman Peffen

By: _____
Harry W. Peffen, III, Executor

Dale TN QTIP Trust

By: _____
Albert J. Dale, III, Successor Co-Trustee

By: _____
Jo Darlene Corley, Successor Co-Trustee

The George Gianikas Living Trust

By: _____
John G. Gianikas, Trustee

Estate of George J. Gianikas

By: _____
John G. Gianikas, Executor

State of Tennessee

County of Davidson

On this 30th day of December, 2021, before me the undersigned authority, personally appeared **John Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

_____
Notary

State of Tennessee

County of Davidson

On this 30th day of December, 2021, before me the undersigned authority, personally appeared **Susan Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

On this 30th day of December, 2021, before me the undersigned authority, personally appeared **Tim Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

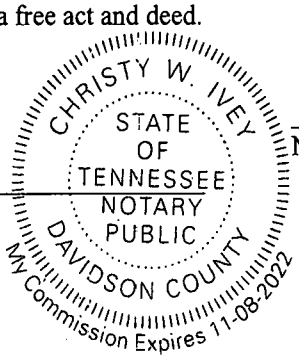
On this 28th day of December, 2021, before me the undersigned authority, personally appeared **Harry W. Peffen, III, Executor of the Estate of Ann Workman Peffen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee
County of Davidson

On this 21st day of December, 2021, before me the undersigned authority, personally appeared **Albert J. Dale, III, successor Co-Trustee of the Dale TN QTIP Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 21st day of December, 2021, before me the undersigned authority, personally appeared **Jo Darlene Corley, successor Co-Trustee of the Dale TN QTIP Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



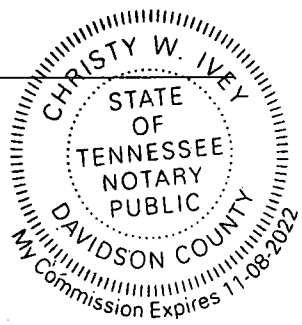
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

On this 30th day of December, 2021, before me the undersigned authority, personally appeared **John G. Gianikas, Trustee of the George J. Gianikas Living Trust and as Executor of the Estate of George J. Gianikas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $12,000,000.00.

Affiant

Sworn and subscribed before me this 24th day of January, 2022.

Notary

My Commission Expires: May 5, 2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY