Karen Johnson Davidson County
Batch# 797784 DEEDWARRSP
01/31/2022 01:25:30 PM 9 pgs
Fees: $48.00 Taxes: $7,888.73
20220131-0011057

THIS INSTRUMENT PREPARED BY:
JAMES D. ASHER, Attorney At Law
35 Bentley Avenue
Whitesburg, Kentucky 41858

FIRST AMERICAN TITLE

After recording, please return to:
COT J Properties LLC
c/o Orion Real Estate Group
200 South Biscayne Blvd. 7th Floor
Miami, Florida 33131-5310
Attention: Kevin Sanz

SPECIAL WARRANTY DEED effective as of the 19 day of November, 2021, **APPALACHIAN LAND & LEASING COMPANY, LLC,** a Florida Limited Liability Company, with an address of 2365 Harrodsburg Road, Suite B175, Lexington, Kentucky 40504 ("Grantor"), CONVEYS AND GRANTS to **COT J PROPERTIES LLC**, a Florida Limited Liability Company, whose address is c/o Orion Real Estate Group, 200 South Biscayne Blvd. 7th. Floor, Miami, Florida 33131 ("Grantee"), to whom the current year tax bill should be sent, for the sum of $10.00 and other good and valuable consideration, the following-described real estate located at 5055 OLD HICKORY BLVD., HERMITAGE, DAVIDSON COUNTY, TENNESSEE

See Legal Description Exhibit "A" attached hereto

Being the same property conveyed to Appalachian Land & Leasing Company, LLC by Deed dated January 21, 2016 and recorded as Document 20160202-0010237 in the official records of Davidson County, Tennessee;

together with all right, title and interest of Grantor in and to all improvements located on the property; all easements, if any, benefitting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property;

706: 5055 Old Hickory Blvd. Hermitage, TN
1070347-26

SUBJECT TO: current real property taxes and all unpaid non-delinquent general and special taxes, bonds and assessments; all liens, covenants, conditions, reservations, rights, easements, leaseholds, rights of way, and restrictions of public record; all leases and other occupancy agreements in effect; all zoning ordinances and regulations and any other laws ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property.

TO HAVE AND TO HOLD the property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee against the lawful claims and demands of all claiming by, through and under Grantor, but no other.

The actual consideration or value, whichever is greater, for this transfer is $2,132,089.69.

[Signature and acknowledgment on the following page.]

GRANTOR:

APPALACHIAN LAND & LEASING COMPANY, LLC

By: _____
THERESA H. JOHNSON, MANAGING MEMBER

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF FAYETTE)

The undersigned, a Notary Public, in and for the above state and county, hereby certifies that before me personally appeared Theresa H. Johnson, Managing Member of Appalachian Land & Leasing Company, LLC and known to me as the person and officer described in and who has acknowledged, swore to and executed the foregoing instrument on behalf of said limited liability company, and who acknowledge that she held the position or title set forth in this instrument, that she signed the instrument on behalf of the company by proper authority and that the instrument was the act of the company for the purposes therein stated and that the consideration reflected herein is the full consideration paid for the property.

Given under my hand this 15th day of November, 2021.

My Appointment Expires: 1/12/2025

Aroma L Bates
Notary Public

Aroma L. Bates
Notary Public, ID KYNP20078
State at Large, Kentucky
My Commission Expires on Jan. 12, 2025

706: 5055 Old Hickory Blvd. Hermitage, TN

GRANTEE:

COT J PROPERTIES LLC

By: _____
ERIC EVERETT,
AUTHORIZED REPRESENTATIVE

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

The undersigned, a Notary Public, in and for the above state and county, hereby certifies that before me personally appeared Eric Everett. Authorized Representative of COT J Properties LLC, and known to me as the person and officer described in and who has acknowledged, swore to and executed the foregoing instrument on behalf of said company, and who acknowledge that he held the position or title set forth in this instrument, that he signed the instrument on behalf of the company by proper authority and that the instrument was the act of the company for the purposes therein stated and that the consideration reflected herein is the full consideration paid for the property.

Given under my hand this 18 day of November, 2021.

My Appointment Expires: 2/12/2024

Brandon P. Ruggieri
Notary Public

Brandon P. Ruggieri
State of Rhode Island
Notary Public
Commission No. 765122
My Commission Expires 02/12/2024

THIS PAGE FOR STATISTICAL AND RECORDING DATA ONLY

PROPERTY ADDRESS: **5055 Old Hickory Blvd. Hermitage, Tennessee 37076**

MAIL TAX NOTICES TO:
COT J PROPERTIES LLC
200 South Biscayne Blvd. 7th Floor
Miami, Florida 33131
Attention: Kevin Sanz

NAME AND ADDRESS OF PROPERTY OWNERS AND RETURN TO:
COT J PROPERTIES LLC
200 South Biscayne Blvd. 7th Floor
Miami, Florida 33131
Attention: Kevin Sanz

THIS INSTRUMENT PREPARED BY:
JAMES D. ASHER, Attorney At Law
35 Bentley Avenue
Whitesburg, Kentucky 41858

MAP AND PARCEL NUMBER: 075-161.00-2015

Consideration: $2,132,089.69

202201310011057

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,132,089.69, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

State of: Arizona

County of: Maricopa

Sworn to and subscribed before me, this 19th day of November, 2021.

Notary Public

My Commission Expires: 2.15.2022

SARAH CRINER
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
MY COMMISSION EXPIRES
FEBRUARY 15, 2022

EXHIBIT A

LEGAL DESCRIPTION

5055 Old Hickory Blvd. Hermitage, TN 37076

202201310011057

Exhibit "A"

Legal Description

Real property in the City of Hermitage, County of Davidson, State of Tennessee, described as follows:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Subdivision Plat for the Resubdivision of the Lowe's Home Centers Tract, as shown on plat of record in Plat Book 7900, page 368, revised in Book 7900, page 433, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Appalachian Land & Leasing Company, LLC by Special Warranty Deed from CNL Funding 2000-A, LP, of record in Instrument No. 201602020010237, in the Register's Office for Davidson County, Tennessee.

Parcel 2:
Non-exclusive easements for ingress and egress benefitting Parcel 1 as contained in Declaration of Restrictive Covenants and Easement Agreements dated September 16, 1992, recorded September 18, 1992, in Book 8733, page 233, in the Register's Office for Davidson County, Tennessee.

APN: 075-000-161.00

Tennessee Certification of Electronic Document

I, Sally Pearson, 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 19, 2021 (date of document).

Affiant Signature

November 19, 2021
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2/15/2022

NOTARY'S SEAL

SARAH CRINER
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
MY COMMISSION EXPIRES
FEBRUARY 15, 2022