WARRANTY DEED

Karen Johnson Davidson County
Batch# 798556 **DEEDWARR**
02/01/2022 02:17:04 PM 2 pgs
Fees: $13.00 Taxes: $10,452.50

20220201-0011703

W-DCM-21-5820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Davishire Capital Management, LLC	**New Owner**	
(NAME) **1900 Patterson St Ste 205**	(NAME)	**161-00-0-290.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUNG Y. TSENG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVISHIRE CAPITAL MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Re-Subdivision of the Final Plat Wal-Mart Nashville South, of record at Instrument No. 20060808-0097205, as revised by Instrument No. 20070405-0041198 and further revised by Instrument No. 20080422-0041081, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Lung Y. Tseng by Special Warranty Deed from J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of the Craig and Rebecca Shields 1999 Revocable Trust dated August 26, 1999, of record in Instrument No. 20141217-0115325 Register's Office for Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Subject to Plan of Re-Subdivision of the Final Plat Wal-Mart Nashville South, of record at Instrument No. 20060808-0097205, as revised by Instrument No. 20070405-0041198 and further revised by Instrument No. 20080422-0041081, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 87, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement by and between Julia Johnson, and United States of America of record in Book 2336, Page 412, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement by and between Levy Cole and wife, Beatrice Cole, and United States of America of record in Book 2338, Page 300, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement by and between Elmo S. Tears, and First Suburban Water Utility District of Davidson County, Tennessee, dated November 24, 1969, recorded October 15, 1971 in Book 4545, Page 178, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of the Reciprocal Easement, Maintenance and Use Restriction Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, and Pierce Hardy Real Estate, Inc., a Pennsylvania corporation, dated September 10, 1990, recorded October 24, 1990 in Book 8223, Page 934, aforesaid records, as affected by the First Amendment to Reciprocal Easement, Maintenance and Use Restriction and Approval Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, Pierce Hardy Real Estate, Inc., a Pennsylvania corporation and Burger King Corporation, a Florida corporation, dated May 23, 1991, recorded May 28, 1991 in Book 8360, Page 633, aforesaid records, as affected by the Second Amendment to Reciprocal Easement, Maintenance and Use Restriction and Approval Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, Pierce Hardy Real Estate, Inc., a Pennsylvania Business Trust and Harris & Ezell Equipment Company, A Tennessee general partnership, dated July 30, 1993, recorded July 30, 1991 in Book 9030, Page 693, aforesaid records, as affected by the Third Amendment to Reciprocal Easement, Maintenance and use

Restriction Agreement by and between The Pep Boys-Manny, Moe and Jack, a Pennsylvania corporation, and Dennis W, Brandon, dated July 27, 2005, recorded August 8, 2005 in Instrument No. 20050808-0093152, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement by and between Wal-Mart Stores, Inc., and Metropolitan Government of Nashville and Davidson County, dated November 1, 2005, recorded December 14, 2005 in Instrument No. 20051214-0150210, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants and Restrictions by Wal-Mart Stores East, LP, a Delaware limited partnership, dated May 24, 2006, recorded November 3, 2006 in Instrument No. 20061103-0137210, in the Register's Office for Davidson County, Tennessee.
- Easements with Covenants and Restrictions affecting land ("ECR") by and between Wal-Mart Stores East, LP, a Delaware limited partnership, and RFM Nolensville, LLC, a Tennessee limited liability company, dated June 2, 2008, recorded June 9, 2008 in Instrument No. 20080609-0059178, partially released in 20180430004028 6, in the Register's Office for Davidson County, Tennessee.
- Agreement for Detention of Easement by and between RFM Nolensville, LLC, a Tennessee limited liability company, and The Metropolitan Government of Nashville and Davidson County, dated June 12, 2008, recorded June 27, 2008 in Instrument No. 20080627-0066632, in the Register's Office for Davidson County, Tennessee.
- Environmental Inspection Easement by and between J. Craig Shields, DI and Rebecca 0. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust Dated August 26, 1999 and Farm Bureau Life Insurance Company of Michigan, a Michigan Insurance corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726- 0058556, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement by and between J. Craig Shields, III and Rebecca O. Neff Shields, as Trustees of The Craig and Rebecca Shields 1999 Revocable Trust Dated August 26, 1999, and Piedmont Natural Gas Company, Inc., dated January 25, 2013, recorded January 30, 2013 in Instrument No. 20130130-0009634, in the Register's Office for Davidson County, Tennessee.
- Terms and conditions of an unrecorded Lease Agreement, by evidence of the Memorandum of Lease by and between RFM Nolensville, LLC, a Tennessee Limited Liability Company, and Fifth Third Bank, an Ohio banking corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726-0058553, aforesaid records, as affected by the Subordination, Non Disturbance and Adornment Agreement by and between Farm Bureau Life Insurance Company of Michigan, a Michigan Insurance corporation, and Fifth Third Bank, an Ohio banking corporation, dated July 22, 2010, recorded July 26, 2010 in Instrument No. 20100726-0058557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5820 Nolensville Road, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st DAY OF JANUARY, 2022.

Lung Y. Tseng by John Gleaves Attorney in Fact

Lung Y. Tseng by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LUNG Y. TSENG, and who acknowledged he/she/they executed the same as the free act and deed of the said LUNG Y. TSENG.

Witness my hand and official seal, this the 12th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212