Karen Johnson Davidson County
Batch# 799344 DEEDWARR
02/02/2022 12:18:05 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20220202-0012377

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2022.

Notary Public

My commission expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company dba SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Super 98 Holdings, LLC		**118-11-0-052.00**
900 Division St.	NEW OWNER	
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten 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,

Gilchrist Investments, General Partnership

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Super 98 Holdings, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 of Block "C", as shown on the Map of Berry Hill Gardens Subdivision, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a particularly made for a more complete and accurate legal description.

Being the same property conveyed to Gilchrist Investments, GP, a Tennessee general partnership by Quitclaim Deed from Gilchrist Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160721-0075419 Register's Office for Davidson County, Tennessee, dated July 21, 2016 and recorded on July 21, 2016.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of January, 2022.

Gilchrist Investments, General Partnership

BY: _____
Edward G. Gilchrist

ITS: Partner

BY: _____
James R. Gilchrist

ITS: Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, **Edward G. Gilchrist and James R. Gilchrist**, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partner of **Gilchrist Investments, General Partnership** the within named bargainor, a partnership, and that they are such partners executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners.

Witness my hand and official seal this 31st day of January, 2022.

_____
Notary Public
My Commission Expires: 1-3-23

J CARLA IKARD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY