Karen Johnson Davidson County
Batch# 801009 DEEDWARR
02/07/2022 11:23:11 AM 3 pgs
Fees: $18.00 Taxes: $11,433.00
20220207-0013798

Prepared by and Return to: Travis D. Henry, Attorney
175 Spring Street NW
Cleveland, TN 37311
(c) # 44300 ks

Tax Map: 071-02-0-006.00

WARRANTY DEED

FOR FIVE DOLLARS ($5.00) and other good and valuable considerations paid, **Brick Church Realty, LLC, a Tennessee Limited Liability Company,** has this day bargained and sold, and does hereby sell, transfer and convey unto **Southern Heritage Real Estate Holdings Company, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever in fee simple, the following described real estate situated in Davidson County, Tennessee, to-wit:

A tract of land in the Twelfth Civil District of Davidson County, Tennessee, lying on the west side of Brick Church Pike (84' R.O.W.) and being more particularly described as follows:

Being Lot One (1) as shown on the Final Plat of the Brick Church Two Lot Subdivision, prepared by Doyle Elkins, dated August 1, 2019 and recorded in Instrument # 202102030015659 in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more specific description.

For Prior Title Source: Being part of the property conveyed to Brick Church Realty, LLC, a Tennessee Limited Liability Company from Dharmesh Patel and wife, Sunita Patel by quitclaim deed dated 15 May 2012 and recorded in Instrument No. 20120515-0041993 in the Register's Office of Davidson County, Tennessee.

Subject to any and all governmental zoning and/or subdivision ordinances, regulations and requirements in effect thereon.

Subject to Boundary Line Agreements recorded in Instrument # 200104230040093, Instrument # 200412140148685 and Instrument # 200106200065306 in the Register's Office of Davidson County, Tennessee.

Subject to Easements recorded in Book 9834, Page 268 and Book 9834, Page 286 in the Register's Office of Davidson County, Tennessee.

Subject to restrictions recorded in Instrument # 201204020027656 and Instrument # 202005120049330, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to Property Modifications in Instrument # 20080310-0024139 in the Register's Office of Davidson County, Tennessee.

Subject to Lease Assignment from Brick Church Realty, LLC, a Tennessee Limited Liability Company to Pinnacle Bank in Instrument # 20130409-0035128 in the Register's Office of Davidson County, Tennessee.

Subject to any drainage, utility and/or right of way easements on, over, under, across or through the property.

Subject to Davidson County Health Department regulations and/or requirements.

NAME/ ADDRESS /GRANTEE(s) IS/ARE: **Southern Heritage Real Estate Holdings Company, LLC**
2422 Brick Church Pike
Nashville TN 37207
Said person(s) are responsible for payment of real property taxes.

TO HAVE AND TO HOLD said real estate unto the said **Southern Heritage Real Estate Holdings Company, LLC, a Tennessee Limited Liability Company,** its successors and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate; that it has a good and lawful right to sell and convey the same; that the title thereto is clear, free and unencumbered, and it will forever WARRANT AND DEFEND the title thereto against all lawful claims.

WITNESS its signature this 31st day of January 2022.

Brick Church Realty, LLC, a Tennessee Limited Liability Company

By: Dharmesh S. Patel, President

STATE OF TENNESSEE
COUNTY OF ~~BRADLEY~~ Davidson

Before me personally appeared **Dharmesh S. Patel, President of Brick Church Realty, LLC, a Tennessee Limited Liability Company**, with whom I am personally acquainted and who, upon oath acknowledges himself to be the President of **Brick Church Realty, LLC, a Tennessee Limited Liability Company**, the within named bargainer, and that as such officer(s) on behalf of said company executed the foregoing instrument for the purposes therein contained by signing the name of **Brick Church Realty, LLC, a Tennessee Limited Liability Company** as such President.

WITNESSED by me, this 31 day of January 2022

NOTARY PUBLIC

My Commission Expires: June 3, 2024

SHANTARA FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires June 3, 2024

STATE OF: TENNESSEE
COUNTY OF: BRADLEY

I hereby swear or affirm that $3,090,000.00 is the greater of the actual consideration or value as of the date of transfer of the property above described.

Hannah Stewart
AFFIANT

SWORN to me this 1 day of February, 2022.

Brittany M. Davis
NOTARY PUBLIC
My Commission Expires: 9/10/25

BRITTANY M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BRADLEY
MY COMM. EXPIRES SEPTEMBER 10, 2025