Karen Johnson Davidson County
Batch# 818023 DEEDWARRSP
03/09/2022 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20220309-0026832

This instrument prepared by:
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive
Suite 200
Franklin, Tennessee 37067

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mary McWhirter	New Owner	050-00-0-131.00
2210 Crocker Springs Rd.		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Envirotest Corp., a Delaware corporation** has this day bargained and sold, and does hereby transfer and convey unto the said **Mary McWhirter, a married woman,** the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

BEING a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Dickerson Pike at Old Due West Avenue and south of Mulberry Downs Circle, being Lot No. 1 as shown on the plan of Due West Commercial Area as of record in Book 6200, page 976, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Dickerson Pike, said monument being South 10 deg. 04 min. 00 sec. East 632.64 feet from a concrete monument located at the terminus of a curve return to the southerly margin of Mulberry Downs Circle; thence with said margin, South 10 deg. 04 min. 00 sec. East 130.00 feet to a point; thence leaving said margin, North 87 deg. 23 min. 16 sec. West 300.00 feet to a point; thence North 10 deg. 04 min. 00 sec. West 150.00 feet to a point; thence with a line 50 feet from and parallel to the southerly line of the John T. Benson Subdivision as of record in Book 4350, page 60, R.O.D.C., South 87 deg. 23 min. 16 sec. East 280.00 feet; thence leaving said line with a curve to the right 33.74 feet to the point of beginning, said curve having a central angle of 77 deg. 19 min. 16 sec., a radius of 25.00 feet, a tangent of 20.00 feet, and a chord of South 48 deg. 43 min. 38 sec. East 31.24 feet.

Being the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation of record in Instrument 200705180059814.

The said TriLen, LLC, a Florida limited liability company merged with Envirotest Corp., a Delaware corporation, pursuant to Certificate of Merger dated December 17, 2018 and filed with the Secretary of State of Delaware on December 21, 2018.

This is improved property, known as **3494 Dickerson Pike, Nashville, TN 37207**

free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 hand this 24th day of February, 2022.

Envirotest Corp., a Delaware corporation

By: _____
Jeff Bagley, Treasurer

STATE OF Connecticut
COUNTY OF Hartford

On this the 24th day of February, 2022, before me personally appeared Jeff Bagley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Treasurer of Envirotest Corp., the within named bargainor, a corporation, and that he as such Treasurer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the24th day of February, 2022.

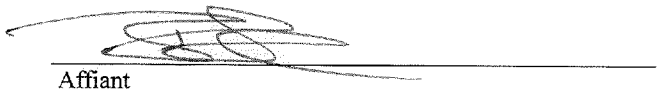
_____
Notary Public

My Commission Expires: 12/31/2024

(SEAL)

STATE OF Tennessee
COUNTY OF Williamson County

The actual consideration or value whichever is greater, for this transfer is $900,000.00.



Affiant

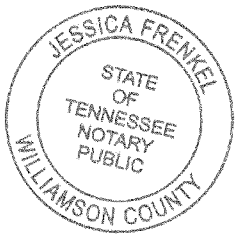
Subscribed and sworn to before me this the 24th day of February, 2022.



Notary Public

My commission expires: 11/5/24

(Affix Seal)



CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-24, 2022.

Affiant
Date: February 28, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of February 2022.

Notary Public

My Commission Expires: 5/5/25

