Karen Johnson Davidson County
Batch# 822020 DEEDWARRSP
03/14/2022 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $13,560.50
20220314-0029414

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,665,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2022.

NOTARY PUBLIC

ARANTXA MURO
Notary Public - State of Florida
Commission # HH 127097
My Comm. Expires Jul 27, 2025
Bonded through National Notary Assn.

My commission expires: 7/27/2025

THIS INSTRUMENT PREPARED BY:

Orion Investment & Management Ltd. Corp.
200 S. Biscayne Blvd., 7th Floor
Miami, FL 33131

NAME AND ADDRESS OF PROPERTY OWNER:

Harlan TXRH 2019 LLC
c/o S. Donald Harlan
7960 Old Georgetown Road
Suite 7-D
Bethesda, MD 20814

SEND TAX BILLS TO:

Harlan TXRH 2019 LLC
c/o S. Donald Harlan
7960 Old Georgetown Road
Suite 7-D
Bethesday, MD 20814

MAP & PARCEL NUMBER: 075-00-0-161.00

Special Warranty Deed

For and in Consideration of the sum of $3,665,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

COT J PROPERTIES LLC, a Delaware limited liability company, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

HARLAN TXRH 2019 LLC, a Maryland limited liability company hereinafter called the **GRANTEE**, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 5055 Hickory Blvd., Hermitage, TN.

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, its heirs and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it, 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 GRANTEE, its heirs and assigns, against

ELECTRONICALLY RECORDED BY:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, D.C. 20036

File No. MB DC2200099 **3 of 3**

the lawful claims of all persons claiming by, through, or under us, but no further or otherwise. Said property is subject to the following exceptions:

(a) All liens, easements, covenants, conditions, restrictions and other matters of record or apparent; and
(b) A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property; and
(c) All matters that would be shown by a current and accurate survey of the Property; and
(d) The rights of a tenant in possession under a lease with Grantee.

Witness our hands this xxxxx 24th day of February, 2022.

WITNESSES:

Print Name: Sonn Franca

Print Name: ARANTXA MURO

GRANTOR:

COT J PROPERTIES LLC, a
Delaware limited liability company

By: _____
Joseph A. Sanz, Manager

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF FLORIDA}
County of Miami-Dade}

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Joseph A. Sanz,** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager of COT J PROPERTIES LLC**, a Delaware limited liability company, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 16 day of February, 2022.

_____
Notary Public

My Commission expires:

ARANTXA MURO
Notary Public - State of Florida
Commission # HH 127097
My Comm. Expires Jul 27, 2025
Bonded through National Notary Assn.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and 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.

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.

And being the same land conveyed to Grantor by virtue of the Special Warranty Deed from Appalachian Land & Leasing Company, LLC, dated November 19, 2021, recorded January 31, 2022 as Instrument No. 20220131-0011057, in the office for the Register of Deeds for Davidson County, Tennessee.

XX

Certificate of Authenticity

I, Bryce Ballard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

~~State of~~ District

~~County~~ of Columbia

Personally appeared before me, Kathleen McHugh, a notary public for this county and state, Bryce Ballard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This 24th day of February, 2022

Notary's Signature

My Commission Expires: KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 31, 2024

Notary's Seal (If on paper)

KATHLEEN T. MCHUGH NOTARY PUBLIC EXP. 10-31-24 DISTRICT OF COLUMBIA