Karen Johnson Davidson County
Batch# 823082 DEEDWARRSP
03/16/2022 11:59:30 AM 9 pgs
Fees: $48.00 Taxes: $4,662.00
20220316-0030750

This instrument prepared by:
Henry Wineman, Esq.
1301 W. Long Lake Road, Suite 250
Troy, MI 48098

Name and Address of Property Owner:	Send Tax Bills To:	Parcel Numbers:
Chargerco Properties, LLC 1629 4th Avenue, SE Decatur, Alabama 35601	Chargerco Properties, LLC 1629 4th Avenue, SE Decatur, Alabama 35601	See Exhibit A

SPECIAL WARRANTY DEED

For and in Consideration of the sum of $10.00 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Marble Development hereinafter called the **GRANTOR**, has bargained and sold, and by these presents do transfer and convey unto

Chargerco Properties, LLC hereinafter called the **GRANTEE**, and its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A, ATTACHED HERETO

This is improved property, known as (i) 5306-1 Edmondson Pike, Nashville, Tennessee 37211, (ii) 5308 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #6), (iii) 5316-3 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #12), (iv) 5316-4 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #13), (v) 5322-2 Edmondson Pike, Nashville, Tennessee 37211, (vi) 5322-4 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #22), (vii) 5322-6 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #17) and (viii) 7476 Maggie Drive, Antioch, Tennessee 37013.

To Have and to Hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and its successors and assigns, forever. GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey the parcels, and the same are unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said parcels to the GRANTEE and its successor and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or

otherwise. 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 our hands this 8th day of ~~January~~ February, 2022.

Marble Development, a Tennessee general partnership

By: _____
Timothy McAllister, Partner

See attached for
[NOTARY ACKNOWLEDGMENT(S)]

~~STATE OF~~ TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROEPRTY, WHICHEVER IS GREATER, IS (i) 5306-1 Edmondson Pike, Nashville, Tennessee 37211 – $130,000.00, (ii) 5308 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #6) – $160,000.00, (iii) 5316-3 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #12) – $140,000.00, (iv) 5316-4 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #13) – $145,000.00, (v) 5322-2 Edmondson Pike, Nashville, Tennessee 37211 – $135,000.00, (vi) 5322-4 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #22) – $140,000.00, (vii) 5322-6 Edmondson Pike, Nashville, Tennessee 37211 (along with Garage #17) – $140,000.00 and (viii) 7476 Maggie Drive, Antioch, Tennessee 37013 – $270,000.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF ~~JANUARY~~ FEBRUARY, 2022.

_____
NOTARY PUBLIC D L TISCH

My Commission expires: _____

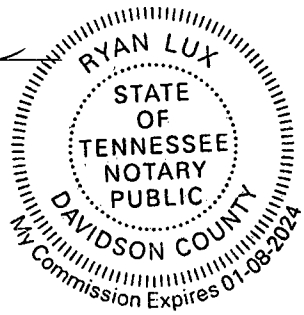
D L TISCH
Notary Public - State of Michigan
County of Livingston
My Commission Expires May 17, 2025
Acting in the County of OAKLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of February, 2022, before me personally appeared **Timothy David McAllister**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Partner of Marble Development, a Tennessee general partnership, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Marble Development, a Tennessee general partnership, as Partner.

Witness my hand and official seal, this the 8th day of February, 2022.

NOTARY PUBLIC
My Commission Expires:



STATE OF Michigan }
COUNTY OF Oakland }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00

Rebecca B. Cadena
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2022.

NOTARY PUBLIC

My Commission expires:_____

MARIANNE D. DOWNER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jul 25, 2024
ACTING IN COUNTY OF Oakland

NCS-1086490

Exhibit A

Legal Description

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 UNIT NO. 5306-1, AS SHOWN ON THE PLAN OF DANBURY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENT AGE INTEREST IN THE COMMON AREA/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM TIM MCALLISTER OF RECORD IN INSTRUMENT NO. 201908210084054, IN THE REGISTER'SOFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-065.00 CO - 5306-1 Edmondson Pike, Nashville, Tennessee 37211

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5308, AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE NO. 6 ASSHOWN ON SAID PLAT, TOGETHER WIN AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNERS ASSOCIATION ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET SEQ., SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM SANDRA L. FAVINGER, MARRIED (FORMERLY KNOWN AS SANDRA L. CAMP) OF RECORD IN INSTRUMENT NO. 201601080002244, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-064.00 CO - 5308 Edmondson Pike, Nashville,

Tennessee 37211.

Tax Identification No. 161-010-A-006.00 CO (Garage No. 6).

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5316-3 ALONG WITH GARAGE NO. 12, AS SHOWN ON THE PLAN OF DANBURY CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT C TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM LEANNE MULLIGAN, MARRIED OF RECORD IN INSTRUMENT NO. 202002240020406, IN THEREGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-047.00 CO - 5316-3 Edmondson Pike, Nashville, Tennessee 37211.

Tax Identification No. 161-010-A-012.00 CO (Garage No. 12).

PARCEL 4:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5316-#4, TOGETHER WITH GARAGE NO. 13 OF DANBURY CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING DANBURY OF RECORD IN BOOK 6612, PAGE 122, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT "C" TO SAID MASTER DEED; TOGETHER WITH A

PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE ASSET FORTH TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED FROM LISA LOU DAVIS, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT NO. 201708070080545, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-048.00 CO - 5316-4 Edmondson Pike, Nashville, Tennessee 37211.

Tax Identification No. 161-010-A-013.00 CO (Garage No. 13).

PARCEL 5:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322-2 ON THE PLAN OF DANBURY CONDOMINIUMS AS SHOWN ON EXHIBIT "C" TO MASTER DEED BOOK 6612, PAGE 75 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM DEBBI MILLER, UNMARRIED OF RECORD IN INSTRUMENT NO. 201512140125472, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-038.00 CO - 5322-2 Edmondson Pike, Nashville, Tennessee 37211.

PARCEL 6:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322-4 AND GARAGE NO. 22 ON THE PLAN OF DANBURY, AS SHOWN AS EXHIBIT "C" TO MASTER DEED OF RECORD IN BOOK 6612, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF THE DANBURY HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75 ET SEQ. SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM SUSAN DOWLING, MARRIED OF RECORD IN INSTRUMENT NO. 201608170085729, AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 201608170085730; AS CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD

IN INSTRUMENT NO. 201702270019026, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-040.00 CO - 5322-4 Edmondson Pike, Nashville, Tennessee 37211.

Tax Identification No. 161-010-A-022.00 CO (Garage No. 22).

PARCEL 7:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 5322 - #6 AS SHOWN ON THE PLAT OF DANBURY OF RECORD IN BOOK 6612, PAGE 122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH GARAGE 17 AS SHOWN ON SAID PLAT TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF DANBURY HOMEOWNERS' ASSOCIATION, ALL AS DESCRIBED IN BOOK 6612, PAGE 75, ET. SEQ., REGISTER'S OFFICEFOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARBLE DEVELOPMENT, A TENNESSEE GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM TIMOTHY D. MCALLISTER, MARRIED OF RECORD IN INSTRUMENT NO. 202002240020409, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tax Identification No. 161-010-A-042.00 CO - 5322-6 Edmondson Pike, Nashville, Tennessee 37211.

Tax Identification No. 161-010-A-017.00 CO (Garage No. 17).

PARCEL 8:

Lot 162, Old Hickory Hills, Phase Two, Section One, as shown on plat of record in Instrument No. 200306230086188, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marble Development, a Tennessee general partnership, by Quit Claim Deed from LRW Holdings, LLC, a Delaware limited liability company, of record in Instrument No. 20160107-0001477, in the Register's Office of Davidson County, Tennessee.

Tax Identification No. 182-6-A-165.00 - 7476 Maggie Drive, Antioch, Tennessee 37013

Tennessee Certification of Electronic Document

I, Patricia A. Cadena, do hereby make oath that I am a licensed attorney and/or the 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 2-24-2020 (date of document).

Patricia A. Cadena
Affiant Signature

2-24-2022
Date

State of Michigan
County of Oakland

Sworn to and subscribed before me this 24 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

D L TISCH
Notary Public - State of Michigan
County of Livingston
My Commission Expires May 17, 2025
Acting in the County of Oakland