Karen Johnson Davidson County
Batch# 826796 DEEDWARRSP
03/23/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20220323-0033328

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.:
PNE Investment LLC	New Owner	043-05-0-036.00
1201 Gallatin Pike North		
Nashville, TN 37115		

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. f/k/a Trilen LLC** has this day bargained and sold, and does hereby transfer and convey unto the said **PNE Investment LLC, a Tennessee Limited Liability Company,** 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 (2nd) Civil District, Nashville, Davidson County, Tennessee, located on the Westerly side of Gallatin Road at Roosevelt Avenue, being Lot No. 4 as shown on the plan of Madison Annex Subdivision as of record in Book 843, Page 32, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated September 5, 1990, revised September 25, 1990, File No. 12217-03, as follows:

BEGINNING at an iron pin in the Westerly margin of Gallatin Road, said iron pin being South 02 degrees 00 minutes 00 seconds West, 39 feet, more or less, from the centerline, as extended, of Roosevelt Avenue; thence leaving said margin, North 87 degrees 49 minutes 59 seconds West, 369.44 feet to an iron pin in the Easterly margin of the CSX Transportation Railroad; thence with said margin, North 10 degrees 41 minutes 15 seconds East, 138.21 feet to an iron pin; thence leaving said margin, South 88 degrees 22 minutes 41 seconds East, 348.57 feet to an iron pin in the Westerly margin of Gallatin Road; thence with said margin, South 02 degrees 00 minutes 00 seconds West, 140.00 feet to the point of beginning.

Being a portion of the same property conveyed to Trilen, LLC, a Florida limited liability company by Special Warranty deed from Envirotest Systems Corp., a Delaware Corporation dated May 18, 2007 and recorded on May 18, 2007, of record in Instrument Number 20070518-0059814, Register's Office for Davidson County. Being also known as 715 Gallatin Pike North Nashville, TN 37115.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were 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 10th day of March, 2022.

Envirotest Corp. f/k/a Trilen LLC

By: _____
Jeff Bagley, Treasurer

STATE OF Connecticut
COUNTY OF Hartford

On this the 10th day of March, 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. f/k/a Trilen LLC, 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 the 10th day of March, 2022.

Jennifer A. Bruyette
Notary Public

My Commission Expires: 12/31/2024

(SEAL)

JENNIFER BRUYETTE NOTARY PUBLIC MY COMMISSION EXPIRES CONNECTICUT

Jennifer A. Bruyette NOTARY PUBLIC CONNECTICUT

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $865,000.00.

_____
Affiant

Subscribed and sworn to before me this the 10th day of March, 2022.

_____
Notary Public

My commission expires: 6-7-2024

(Affix Seal)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 6-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/10/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/10/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** March, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM