Karen Johnson Davidson County
Batch# 835042 DEEDWARRSP
04/05/2022 04:07:30 PM 6 pgs
Fees: $33.00 Taxes: $24,050.00
20220405-0039475

THIS INSTRUMENT PREPARED BY:
WILLIAM G. BROWN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,500,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2022.

Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner As Follows:
2801 Murfreesboro, LLC
Attn: Joshua Avidan
633 Division Street, Suite 2
Elizabeth, NJ 07201

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
149-00-0-310.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SYNOVUS TRUST COMPANY, N.A., AS TRUSTEE OF MARITAL TRUST C,** hereinafter called the Grantor, has bargained and sold, and by these presents

does transfer and convey unto **2801 MURFREESBORO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING A PARCEL OF LAND IN THE 32ND COUNCIL DISTRICT OF ANTIOCH, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE VAN R. PENNINGTON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201705300053425-R.0.D.C., TN. AND THE SOUTHERLY MARGIN OF MORRIS GENTRY BOULEVARD AND THE CHRISTIAN EDUCATION, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 201311060115267-R.0.D.C., TN. BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF MURFREESBORO PIKE. BOUNDED ON THE SOUTH BY THE SHAUKATALI, INC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202010300127113-R.0.D.C, TN. AND THE INTOWN SUITES HAMILTON CHURCH, LLC AS OF RECORD IN INSTRUMENT NO. 200507260086764-R.0.D.C., TN. AND THE CENTURY COMMUNITIES OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202110290145551-R.0.D.C TN. BOUNDED ON THE WEST BY THE CENTURY COMMUNITIES OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202110290145551-R.0.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING NAIL FOUND IN THE WESTERLY MARGIN OF MURFREESBORO PIKE, SAID POINT BEING THE NORTHEAST CORNER OF THE SHAUKATALI, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202010300127113-R.0.D.C. TN. AND BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE SHAUKATALI, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202010300127113-R.0.D.C. TN., AND THE INTOWN SUITES HAMILTON CHURCH, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 200507260086764-R.0.D.C. TN. SOUTH 49°54'19" WEST, 424.00' TO AN EXISTING RAILROAD SPIKE FOUND;

THENCE, SOUTH 39°05'54" WEST, 80.00' TO A POINT IN AN EXISTING FENCE;

THENCE, A COMMON LINE WITH THE CENTURY COMMUNITIES OF TENNESSEE, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202110290145551-R.0.D.C., TN. SOUTH 49°54'19" WEST, 135.42" TO A NAIL FOUND;

THENCE, SOUTH 04°54'19" WEST, 197.33' TO AN IRON PIN FOUND;

THENCE, SOUTH 77°38'31" WEST, 147.99' TO AN IRON PIN SET;

THENCE, NORTH 12°21'29" WEST, 470.39' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE VAN R. PENNINGTON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201705300053425-R.0.D.C., TN. NORTH 45°07'33" EAST, 692.00' TO AN IRON PIN FOUND IN THE WESTERLY MARGIN OF MURFREESBORO PIKE;

THENCE, WITH SAID MARGIN, SOUTH 40°05'41" EAST, 388.34' TO THE POINT OF BEGINNING.

CONTAINING, 304,917 SQUARE FEET OR 7.00 ACRES, MORE OR LESS, AS DESCRIBED IN A SURVEY PREPARED BY BRIAN A. MCCAIN, P.L.S., SOUTHERN PRECISION LAND SURVEYING, INC., TN LICENSE NO. 2256, 227 MCCAIN DRIVE, KINGSTON SPRINGS, TN 37082, PROJECT NO. 21-2311, DATED MARCH 17, 2022.

TOGETHER WITH THE EASEMENTS SET FORTH IN THE JOINT ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 7465, PAGE 746, AS MODIFIED BY EASEMENT MODIFICATION AGREEMENT RECORDED IN BOOK 10342, PAGE 732.

BEING THE SAME PROPERTY CONVEYED TO SUNTRUST BANK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES L. BLACKWELL, BY DEED FROM COMMERCIAL LAMINATIONS, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20151209-0124027, DATED DECEMBER 2, 2015, SAID REGISTER'S OFFICE.

SUNTRUST BANK, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES L. BLACKWELL HAVING CONVEYED TO SUNTRUST BANK, IN ITS CAPACITY AS TRUSTEE OF THE MARITAL TRUST C CREATED UNDER THE LAST WILL AND TESTAMENT OF CHARLES L. BLACKWELL DATED OCTOBER 6, 2008, BY DEED OF RECORD IN INSTRUMENT NO. 20170315-0025345, DATED MARCH 13, 2017, SAID REGISTER'S OFFICE.

TRUIST BANK, AS SUCCESSOR IN INTEREST TO SUNTRUST BANK, IN ITS CAPACITY AS TRUSTEE OF THE MARITAL TRUST C CREATED UNDER THE LAST WILL AND TESTAMENT OF CHARLES L. BLACKWELL DATED OCTOBER 6, 2008, HAVING CONVEYED TO SYNOVUS TRUST COMPANY, N.A., AS TRUSTEE OF MARITAL TRUST C, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20200812-0089647, DATED JULY 7, 2020 SAID REGISTER'S OFFICE.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years.. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from California - Texas Properties, Inc., to The Lamar Corporation, of record in Book 7232, page 723, said Register's Office.

3. Easement of record in Book 7465, page 739, as modified in Book 7666, page 151, and Book 10342, page 736, said Register's Office.

4. Joint Access Easement Agreement of record in Book 7465, page 746, as modified in Book 10342, page 732, said Register's Office.

5. Drainage Easement of record in Book 7465, page 756, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7589, page 115, said Register's Office.

7. Easement Agreement of record in Book 7666, page 156, said Register's Office.

8. Fence Encroachment Easement of record in Book 7761, page 222, said Register's Office.

9. No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property known as: 2801 Murfreesboro Pike, Antioch, Tennessee.

{Signatures to Follow}

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 successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this ~~22nd~~ 21st day of March, 2022.

SYNOVUS TRUST COMPANY, N.A.,
AS TRUSTEE OF MARITAL TRUST C,

BY: _____
MICHAEL E. THOMAS, JR., ~~SENIOR VICE PRESIDENT~~ Real estate manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL E. THOMAS, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ~~SENIOR VICE PRESIDENT~~ real estate manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ~~22nd~~ 21st day of March, 2022.

_____
Notary Public

My Commission Expires: 4-5-2025

GINA LEIGH UMFRESS
Notary Public
Alabama State at Large
My Commission Expires Apr 5, 2025

True Copy Certification

I, William G. Brown, 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 March 21, 2022.

Affiant Signature

Date: March 22, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22nd day of March, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

