Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

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

Affiant

Subscribed and sworn to before me, this 1st day of April, 2022.

Notary Public

My commission expires:_____

Karen Johnson Davidson County
Batch# 835618 **DEEDWARR**
04/06/2022 12:07:58 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220406-0039881

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Unland Dental, LLC** | **New Owner** | **064-16-0B-004.00CO**<br>**064-16-0B-007.00CO**<br>**064-16-0B-005.00CO**<br>**064-16-0B-006.00CO**<br>**064-16-0B-009.00CO** |
| **1319 Palmer Road** | | |
| **Lebanon, Tennessee 37090** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Peymat LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Unland Dental, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Tract 1:**
**Map\Parcel: 064-16-0B-004.00CO address believed to be 4761 Andrew Jackson Pkwy, #104, Hermitage, TN 37076:**

Land in Davidson County, Tennessee, being Unit No. 4, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PEYMAT, LLC by Warranty Deed from Dr. Michael Sharpe and wife, Jennifer T. Sharpe, of record in Book 10091, Page 64, dated June 13, 1996, Register's Office for Davidson County, Tennessee.

**Tract 2:**
**Map\Parcel: 064-16-0B-005.00CO address believed to be 4761 Andrew Jackson Pkwy, #105, Hermitage, TN 37076:**

Land in Davidson County, Tennessee, being Unit No. 5, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the

aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David J. Snodgrass and wife, Melody W. Snodgrass by Warranty Deed from Don F. Pierce and Ernest Fitzgerald d/b/a Condo Investors, of record in Book 7099, Page 948, dated December 30, 1986, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed to PEYMAT, LLC, a Tennessee limited liability company, of record in Book 10124, Page 335, dated July 2, 1996, Register's Office for Davidson County, Tennessee.

**Tract 3:**
**Map\Parcel: 064-16-0B-006.00CO address believed to be 4761 Andrew Jackson Pkwy, #106, Hermitage, TN 37076:**

Land in Davidson County, Tennessee, being Unit No. 6, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PEYMAT, LLC by Warranty Deed from Dr. Michael Sharpe and wife, Jennifer T. Sharpe, of record in Book 10091, Page 67, dated June 13, 1996, Register's Office for Davidson County, Tennessee.

**Tract 4:**
**Map\Parcel: 064-16-0B-007.00CO address believed to be 4761 Andrew Jackson Pkwy, #107, Hermitage, TN 37076:**

Land in Davidson County, Tennessee, being Unit No. 7, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David J. Snodgrass and wife, Melody W. Snodgrass and Don R. Smith and wife, Jennifer Smith, by Warranty Deed from Don F. Pierce and Ernest Fitzgerald d/b/a Condo Investors, of record in Book 7099, Page 938, dated December 302, 1986, Register's Office for Davidson County, Tennessee. Said property being further conveyed to David J. Snodgrass and wife, by Deed, from Don R. Smith and wife, Jennifer Smith, of record in Book 7772, Page 630, dated August 15, 1988, Register's Office for Davidson County, Tennessee. Said property was further conveyed by Quitclaim Deed to PEYMAT, LLC, a Tennessee limited liability company, of record in Book 10124, Page 337, dated July 2, 1996, Register's Office for Davidson County, Tennessee.

**Tract 5:**
**Map\Parcel: 064-16-0B-009.00CO address believed to be 4761 Andrew Jackson Pkwy, #109, Hermitage, TN 37076:**

Land in Davidson County, Tennessee, being Unit No. 9, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PEYMAT, LLC, a Tennessee limited liability company by Warranty Deed from Chan McCullough, of record in Instrument No. 20121008-0092042, dated October 5, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 372, Register's Office for Davidson, Tennessee.
Easement to First Suburban Water Utility District of record in Book 4910, Page 838, Register's Office for Davidson, Tennessee.
Agreement of record in Book 6296, Page 437, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6264, Page 117, amended in Book 7076, Page 686 and re-recorded in Book 7082, Page 456, Register's Office for Davidson County, Tennessee.
Master Deed establishing a Horizontal Property Regime of Time Square of Hermitage of record in Book 6264, Page 100, amended in Book 7076, Page 683, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4761 Andrew Jackson Parkway Suite #s 104, 105, 106, 107, 109, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 1st day of April, 2022

Peymat LLC, a Tennessee Limited Liability Company

By: _____
Melody Snodgrass, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Melody Snodgrass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Peymat LLC, the within named bargainor, a Limited Liability Company, and that such Melody Snodgrass as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 1st day of April, 2022.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **22-103**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**