Karen Johnson Davidson County
Batch# 836292 DEEDWARRSP
04/08/2022 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $7,215.00
20220408-0040823

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
AMThomas Family LLC
7708 Scenic River Lane
Nashville, TN 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

Map/Parcel
#12700027300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oscar Tivis Nelson, Jr. and wife, Patricia Nelson,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **AMThomas Family LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **7745 Highway 70 South, Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor. Whereever 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 the **31st** day of **March, 2022**.

Oscar Tivis Nelson, Jr.

Patricia Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Oscar Tivis Nelson, Jr. and Patricia Nelson**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2022.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,950,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2022.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/12/2024

File No. 22026930

Exhibit "A"

Tract I:

Being a parcel of land in Nashville, First Civil District, Twenty-Third Councilmanic District, Davidson County, Tennessee, and being Lot No. 2 as shown on the plan of the Corcoran/Maddox Property as of record in Book 7900, page 727, as revised in Book 7900, page 742, Register's Office for Davidson County, Tennessee ("R.O.D.C.") and being located in the northwesterly quadrant of the intersection of Interstate 40 and U.S. Highway 70 South and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of U.S. Highway 70 South, said point being westerly 921 feet, more or less, from the northerly right-of-way line of Interstate 40 as measured along the southerly right-of-way line of U.S. Highway 70 South; thence with said southerly right-of-way the following calls: Along a curve to the right 229.38 feet to a point, said curve having a central angle of 16° 37' 02", a radius of 790.90 feet, a tangent of 115.50 feet and a chord of N 64° 58' 51" E, 228.58 feet; S 16° 42' 38" E, 2.00 feet to a point, along a curve to the right 311.54 feet to a point, said curve having a central angle of 22° 37' 36", a radius of 788.90 feet, a tangent of 157.83 feet and a chord of N 84° 36' 10" E, 309.52 feet; thence leaving said right-of-way following southeasterly line of property conveyed to Soung Eui Shin by deed of record in Book 7720, page 582, R.O.D.C., and Sadler Partnership by deed of record in Book 7340, page 853, R.O.D.C., the following calls: S 06° 43' 41" W, 35.00 feet to a point; S 37° 16' 08" E, 57.00 feet to a point; S 55° 09' 59" E, 340.00 feet to a point; S 44° 59' 32" E, 4.97 feet to a point in the northerly right-of-way line of Interstate 40; thence with said right-of-way line S 46° 28' 18" W, 141.58 feet to a point; thence leaving said right-of-way line N 43° 18' 24" W, 316.29 feet to a point; thence S 72° 47' 34" W, 388.67 feet to a point; thence S 83° 54' 40" W, 97.03 feet to a point; thence N 15° 48' 44" W, 152.36 feet to the POINT OF BEGINNING, containing 130,969 square feet or **3.01 acres**, more or less.

Tract II:

Easement rights as set forth in the Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 9364, page 926, said Register's Office.

Being the same property conveyed to Oscar Tivis Nelson, Jr. and wife, Patricia Nelson by Special Warranty Deed dated September 8, 2014, from Highway 70 South Restaurant Partners, a Tennessee General Partnership, of record in Instrument #20140909-0082414, Register's Office for Davidson County, Tennessee.

Electronic Document Certification

I, **Lisa D. Turner**, 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 31, 2022.

Lisa D. Turner

Date: 4-1-2022

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me, this the 1st day of April, 2022.

NOTARY PUBLIC

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 1st day of April, 2022.

NOTARY PUBLIC

My commission expires: 2/22/25

DAWN ADCOCK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY