This instrument prepared by:
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive
Suite 200
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 838991 DEEDWARR
04/13/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20220413-0042791

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Tin Angel Partners, LLC	New Owner	134-14/2
3309 Fairmont Drive		
Nashville, TN 37203-1007		

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., a Delaware corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **Tin Angel Partners, LLC, a Florida 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 Nashville, First (1st) Civil District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located in the southwest quadrant of the intersection of Perimeter Hill Drive and Antioch Pike, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated November 9, 1992, revised as follows:

BEGINNING at a point in the westerly right-of-way line of Antioch Pike, said point being at the southerly terminus of a curve return to the southerly right-of-way line of Perimeter Hill Drive; thence with said westerly right-of-way line with a curve to the right 165.68 feet to a point, said curve having a central angle of 00 deg. 59 min. 52 sec., a radius of 9,514.00 feet, a tangent of 82.84 feet and a chord of South 31 deg. 40 min. 52 sec. East, 165.68 feet; Thence, leaving said line with the northerly line of property conveyed to A.P. Investors by deed of record in Book 7175, page 158, R.O.D.C., and the northerly line of property conveyed to Third National Bank in Nashville by deed of record in Book 7919, page 351, R.O.D.C., South 50 deg. 09 min. 52 sec. West, 463.22 feet to a point in the easterly line of property conveyed to M&M Real Estate Investments, Ltd., by deed of record in book 7039, page 652, R.O.D.C.; Thence, with said easterly line North 17 deg. 55 min. 03 sec. East, 419.94 feet to a point in the southerly right-of-way line of Perimeter Hill Drive; Thence, with said line North 59 deg. 16 min. 27 sec. East, 99.43 feet to a point; Thence, continuing with said line with a curve to the right 61.33 feet to the point of beginning, said curve having a central angle of 87 deg. 50 min. 56 sec., a radius of 40.00 feet, a tangent of 38.53 feet, and a chord of South 76 deg. 48 min. 05 sec. East, 55.50 feet; containing 65,770 square feet or 1.51 acres, more or less.

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 1317 Antioch Pike, Nashville, TN 37211.

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 1 day of April, 2022.

Envirotest Corp., a Delaware corporation

By:_____
Jeff Bagley, Treasurer

STATE OF Connecticut
COUNTY OF Hartford

On this the 1st day of April, 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., a Delaware corporation, 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 1st day of April, 2022.

Jennifer A. Bruyette
Notary Public

Jennifer A. Bruyette NOTARY PUBLIC CONNECTICUT

My Commission Expires:
(SEAL)

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is ~~$1,300,000.00~~ $1,350,000.00

Affiant

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

Notary Public

My commission expires: 11/15/25

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-1, 2022.

Affiant
Date: April 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

