WARRANTY DEED

Karen Johnson Davidson County
Batch# 839198 DEEDWARR
04/13/2022 01:34:40 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20220413-0043052

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Platinum Invest, LLC, a Tennessee limited liability company	Platinum Invest, LLC, a Tennessee limited liability company	097-00-0-141.00
(NAME)	(NAME)	
1550 W. McEwen Drive, Ste. 300	1550 W. McEwen Drive, Ste. 300	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Lichtenberg Corporation of Delaware, a Delaware corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Platinum Invest, 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:

A tract of land situated in the intersection of Bell Road, formerly known as Pleasant Hill Road, and Old Hickory Boulevard in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the division property line between lands now or formerly owned by J. M. Yearwood, et ux, and lands owned by the United States of America, said point being located North 80 degrees 27' West 35 feet, more or less, from a railroad spike set in the center of Old Hickory Boulevard and said point is the northeast corner of land herein described; thence from the beginning along the north right-of-way line of Bell Road as it meanders severing lands of said United States of America in a southerly, westerly, and northwesterly direction 1,120 feet, more or less, to a point in said Yearwood's line; thence with Yearwood's line South 80 deg. 27' East 750 feet, more or less, containing four and forty-two hundredths (4.42) acres, more or less.

Being the same property conveyed to Max Investments, a South Carolina limited partnership, by General Warranty Deed from Gary McDaniel, dated June 1, 1992, of record in Book 8639, page 450, Register's Office for Davidson County, Tennessee. And Being the same property conveyed to Lichtenberg Corporation of Delaware, a Delaware corporation, by Quitclaim Deed from Max Investments, a South Carolina limited partnership, of record in Instrument No. 20170906-0091738 and Instrument No. 20220408-0041188, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as Bell Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Restrictions of record in Book 8639, page 446; Subject to the requirements of Section 77.13 of Part 77 of the Federal Aviation regulation as set out in Book 7383, page 836; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 7th day of April, 2022.

LICHTENBERG CORPORATION OF DELAWARE

By: Maximilian Thyssen
Its: President

State of Florida
County of INDIAN RIVER

Personally appeared before me, a notary public in and for the state and county aforementioned, Maximilian Thyssen with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lichtenberg Corporation of Delaware and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official at IN DIAN RIVER COUNTY, Florida, seal this 7th day of April, 2022.

Notary Public
My Commission Expires: 11/13/2022

File No.: 36107

Notary Public State of Florida
Jana Carrington
My Commission GG 253452
Expires 11/13/2022