Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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# 855801 DEEDWARRSP
05/16/2022 10:32:00 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220516-0055849

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BP Properties, LLC 10 Burton Hills Drive, Suite 220 Nashville, TN 37215	New Owner	086-00-0-016.00

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 Systems Corp., a Delaware corporation F/K/A TriLen, LLC** has this day bargained and sold, and does hereby transfer and convey unto the said **BP Properties, LLC, a Tennessee limited liability company,** the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of RESUBDIVISION OF LOT 5 AS SHOWN ON RESUBDIVISION OF LOT 3, STONERS BEND BUSINESS PARK, of record in Plat Book 8250, Page 906, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to TriLen, LLC, a Florida limited liability company by Warranty Deed dated 05/18/2007 from Envirotest Systems Corp., a Delaware corporation of record in Instrument 20070518-0059814.

The said TriLen, LLC, a Florida limited liability company, merged with Envirotest Corp., a Delaware corporation, pursuant to certificate of merger dated December 17, 2018, and filed with the Secretary of Delaware on Decembr 21, 2018. Envirotest Systems Corp. is a wholly owned subsidiary of Envirotest Corp.

This is improved property, known as **3363 Stoners Bend Drive, Hermitage, TN 37076**

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 11 day of May, 2022.

Envirotest Systems Corp., a Delaware corporation F/K/A TriLen, LLC

By: _____
Jeff Bagley, Treasurer

STATE OF Connecticut
COUNTY OF Hartford

On this the 11 day of May, 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 Systems Corp. F/K/A TriLen, LLC**, 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 11 day of May, 2022.

Jennifer A. Bruyette
Notary Public

My Commission Expires: 12/31/2024
(SEAL)

Jennifer A. Bruyette NOTARY PUBLIC CONNECTICUT

STATE OF TN
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $800,000.00.

_____
Affiant

Subscribed and sworn to before me this the 13th day of May, 2022.

_____
Notary Public

My commission expires:
(SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023