This Instrument Prepared By:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 856307 DEEDWARRSP
05/17/2022 08:24:30 AM 6 pgs
Fees: $33.00 Taxes: $5,920.00
20220517-0056331

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS:
CAT Goodlettsville, LLC 3805 Edwards Road, Ste 390 Cincinnati, OH 45209	3805 Edwards Rd, Ste 390 Cincinnati, Ohio 45209	01913007400 01913009700 01913009800

UNIQUE OMEGA, LLC, a Tennessee limited liability company (herein "Grantor") for and in consideration of the sum of $10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby sell, transfer and convey unto **CAT GOODLETTSVILLE, LLC**, an Ohio limited liability company, (herein "Grantee") certain real property located in Davidson County, State of Tennessee, fully described in **Exhibit A** hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject only to the matters described in **Exhibit B** hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

This is unimproved property known as: 300 Cartwright St, Goodlettsville, TN 37072
300 E Cedar St, Goodlettsville, TN 37072
302 E Cedar ST, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns in fee simple forever, and Grantor does hereby covenant that it is lawfully seized and possessed of said real property; that it has full power and lawful authority to sell and convey same; and the Grantor will forever warrant and defend the title to the real property herein conveyed against all persons claiming the same from, through or under it, but not further or otherwise.

[SIGNATURES TO FOLLOW]

EXECUTED and made effective as of the 27 day of April, 2022.

GRANTOR:

UNIQUE OMEGA, LLC,
a Tennessee limited liability company

By: Dharmesh S. Patel
Its: Manager

State of Tennessee
County of Davidson

Before me, the undersigned, of the state and county aforementioned, personally appeared, Dharmesh S. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Unique Omega LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager executed the foregoing instrument for the purpose therein contained, by signing on behalf of the limited liability company by as Manager thereof.

WITNESS my hand and Official Seal at office, this 27 day of April, 2022.

Notary Public

My Commission Expires _____.

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF OHIO)

COUNTY OF Hamilton)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 27th day of April, 2022.

Julie A. Dollenmayer
Notary Public

My Commission Expires _____.

NOTARY PUBLIC STATE OF OHIO

JULIE A. DOLLENMAYER
Notary Public, State of Ohio
My Commission Expires
December 19, 2025

EXHIBIT A
Legal Description

Tract 1 (300 Cartwright St.): Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lots 14, 15, 23 & 24 R.A. Cartwright's Heirs of record in Instrument Number 20020103-0001160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (300 E. Cedar St.): Land in Davidson County, Tennessee, being Lot No. 5 on the Map showing subdivision of R.A. Cartwright's Heirs at Goodlettsville, Tennessee of record in Plat Book 421, pages 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3 (302 E. Cedar St.) Land in Davidson County, Tennessee being in the 10th Civil District located in the Long Hollow Pike on the outskirts of the Village of Goodlettsville. Beginning at a point in Long Hollow Road and the southeast corner of Dale Pennuel's (now C.A. Sowell) property; thence, with said Sowell's line, north 190 feet to the corner of J.C. Leeman and C.A. Sowell's; thence east with J.C. Leeman's line 104 feet, more or less, to the northwest corner of the property condemned unto the State of Tennessee by Final Consent Judgment of the Third Circuit Court of Davidson County, Tennessee, in its proceedings styled "State of Tennessee, ex rel, vs. William H. Seaton, et al., Docket. No. A-3227, of record in Minute Book 84-B, page 1130, in the Clerk's Office for said Court, a certified copy of which was recorded in Book 4222, page 224, said Register's Office; thence, with the westerly line of said property condemned unto the State of Tennessee, South 21 degrees, 23 minutes, 50 seconds East 196 feet, more or less, to the northerly margin of Long Hollow Pike; thence, along the northerly margin of said Pike westerly 114 1/4 feet, more or less, to the beginning.

Being the same property conveyed to Unique Omega LLC, a Tennessee limited liability company by deed from Annette R. Wilson, Successor Trustee of The Charles A. Wilson Trust and Frances A. Stone, individually and Annette R. Wilson, individually of record in Document Number 20171204-0123513, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand and gravel located in on, or under the Land or produced from the Land whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any private rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2. Taxes and assessments, if any, for the year 2022 and subsequent years which are a lien, but are not yet due and payable.

3. Matters as set forth on Plat recorded as Instrument No. 20020103-0001160, Davidson County, Tennessee Records.

4. Matters as set forth on Plat recorded in Plat Book 421, Page 144, Davidson County, Tennessee Records.

5. Permanent utility easement in favor of Madison Suburban Utility District of Davidson County, Tennessee, a municipal corporation, as set forth in Easement recorded October 8, 2004 as Instrument No. 20041008-0121682, Davidson County, Tennessee Records.

Tennessee Certification of Electronic Document

I, Gregory Haverkamp, 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 4/27/22 (date of document).

Affiant Signature

Gregory J. Haverkamp, President

4/28/2022
Date

State of Ohio

County of Hamilton

Sworn to and subscribed before me this 28 day of April, 2022.

Katherine M. Redding
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KATHERINE M. REDDING
Notary Public, State of Ohio
My Commission Expires
February 13, 2027