Karen Johnson Davidson County
Batch# 857550 DEEDWARR
05/18/2022 10:17:44 AM 5 pgs
Fees: $28.00 Taxes: $5,921.85
20220518-0057310

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35746-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
SEVENPLUS, LLC 908 Threewood Circle Bowling Green, KY 42103	New Owner	175-00-0-097.00 175-00-0-088.00

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 of which is hereby acknowledged, the undersigned, **Beverly J. Land, Amy N. Cowell, Timothy R. Pollock and Marilyn L. Rawls** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **SEVENPLUS, LLC, a Kentucky limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by this reference.

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 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 except as set forth on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10 day of May, 2022.

Beverly J. Land

Amy N. Cowell

Timothy R. Pollock

Marilyn L. Rawls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beverly J. Land, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of May, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amy N. Cowell, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of May, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy R. Pollock, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of May, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn L. Rawls, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of May, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,500.00.

Affiant

Subscribed and sworn to before me this
10th day of May, 2022.

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

EXHIBIT A
Legal Description

Tract I: 4037 Murfreesboro Pike

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Houston Allen Jones, February 1975, as follows to wit:

Beginning at a point in the southerly margin of Murfreesboro Road, said point being North 45 deg. 31' West 407.2 feet as measured along the southerly margin of Murfreesboro Road from the northeast corner of the A. W. Stone property now owned by Caesar E. Urrutia; thence North 45 deg. 31' West along the southerly margin of Murfreesboro Road 360.2 feet to a point; thence South 16 deg. 40' West 107.6 feet to a point; thence South 7 deg. 52' west 454.6 feet to a point; thence North 85 deg. 44' West 452.8 feet to a point; thence South 34 deg. 57' East 64.7 feet to a point; thence South 41 deg. 21' East 109.3 feet to a point; thence South 21 deg. 07' East 97.1 feet to a point; thence South 10 deg. 44' West 51.5 feet to a point; thence South 38 deg. 26' East 56.1 feet to a point; thence South 49 deg. 06' East 44.5 feet to a point; thence South 65 deg. 52' East 10 feet to a point; thence North 43 deg. 15' East 846.3 feet to the point of beginning, containing 4.16 acres, more or less.

Tract II: 4051 Murfreesboro Pike

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Houston Allen Jones, February 1975, as follows, to wit:

Beginning at a point in the southerly margin of Murfreesboro Road, said point being the northeast corner of the A. W. Stone property now owned by Caesar E. Urrutia; thence South 75 deg. 51' West 168.5 feet to a point; thence South 60 deg. 53' West 698.0 feet to a point; thence North 65 deg. 52' West 105.7 feet to a point; thence North 43 deg. 15' East 846.3 feet to a point in the southerly margin of Murfreesboro Road; thence South 45 deg. 31' East along the southerly margin of Murfreesboro Road 407.2 feet to the point of beginning, containing 4.34 acres, more or less.

Being all of the same property conveyed to Joyce W. Pollock and wife, Mary O. Pollock by Installment Deed dated March 20, 1975, from Preston B. McMahon, being one and the same as P. B. McMahon, and wife, Violet G. McMahon of record in Book 4899 Page 848, and further conveyed to Joyce W. Pollock and wife, Mary O. Pollock by Quitclaim Deeds dated July 17, 1975, from Joyce W. Pollock and wife, Mary O. Pollock, and Beverly Land, Trustee, of record in Book 4933 Page 82 (as to Parcel 097) and Book 4933 Page 84 (as to Parcel 088), Register's Office for Davidson County, Tennessee. Mary O. Pollock died on April 15, 2007, leaving Joyce W. Pollock as the surviving tenant by the entirety. Joyce W. Pollock, being one and the same as Joyce Winford Pollock, died testate on September 13, 2016. Pursuant to the Last Will and Testament of Joyce Winford Pollock of record in Docket No. 17P374 in the Seventh Circuit Court for the Twentieth Judicial District, Davidson County, Tennessee, at Nashville Probate Division, the said property is to be administered as part of his probate estate. Beverly Land and Timothy Pollock were appointed as Co-Executors of his Estate and are authorized to sell the property. The said property was further conveyed to Beverly J. Land, individually, a twenty-five percent (25%) interest, and Timothy R. Pollock, individually, a twenty-five percent (25%) interest, and Amy N. Cowell, a twenty-five percent (25%) interest, and Marilyn L. Rawls, a twenty-five percent (25%) interest, by Executor's Deeds dated October 6, 2017, and September 29,2017, from Beverly J. Land and Timothy R. Pollock, Co-Executors of the Estate of Joyce W. Pollock, of record in Instrument No. 20171013-0105138 (as to Parcel 097) and Instrument No. 20171013-0105139 (as to Parcel 088), Register's Office for Davidson County, Tennessee.

Tax Map ID Number: 175-00-0-097.00/175-00-0-088.0

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 175-00-0-097.00/175-00-0-088.0. Current year taxes have been pro-rated between the parties at closing and assumed by the Grantee.