Karen Johnson Davidson County
Batch# 859564 DEEDWARRSP
05/20/2022 10:30:15 AM 3 pgs
Fees: $18.00 Taxes: $12,765.00
20220520-0058722

This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
Avocat Properties LLC
551 Ryan Cir
Cookeville, TN 38501

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO.:
106-04-0-019.00

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, **Southeastern Freight Lines, Inc., a South Carolina Corporation** have this day bargained and sold, and do hereby transfer and convey unto the said **Avocat Properties LLC, a Tennessee limited liability company**, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 34 as shown on the Plan of Section 27, Metropolitan Industrial Park as of record in Book 4470, Page 45, R.O.D.C. and being more particularly described according to a survey made by Vruce Rainey & Associates, dated August 20, 1992, as follows:

Beginning at a point in the northerly margin of Massman Drive, said point being 1,200.76 feet northeasterly from Elm Hill Pike; thence, leaving said northeasterly margin North 55 degree 14 minutes West 707.86 feet to a point in the centerline of Mill Creek; thence with said centerline North 18 degrees 48 minutes East, 210.00 feet to a point; thence, continuing with said centerline North 67 degrees 10 minutes East 234.63 feet to a point; thence South 55 degrees 14 minutes East 639.91 feet to appoint in the northerly margin of Massman Drive; thence with said margin South 34 degrees 46 minutes West 400.00 feet to the point of beginning containing 287.970 square feet or 6.61 acres, more or less.

Being the same property conveyed to Southeastern Freight Lines, Inc., a South Carolina Corporation by Warranty Deed from Carolina Freight Carriers Corporation of record in Book 8822, Page 210, Register's Office for Davidson County, Tennessee, dated December 18, 1992 and recorded on December 23, 1992.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4470, Page 45, Register's Office for Davidson County, Tennessee.
-Restrictions and Easements in Book 4214, Page 851, and made applicable by Book 4513, Page 790, Register's Office for Davidson County, Tennessee
-Agreement for Dedication of Public Right-of-way recorded in 20191108-0115664 Register's Office for Davidson County, Tennessee.
-Declaration of Restrictions and Covenants for Stormwater Facilities and systems Recorded 20190911-0091851 Register's Office for Davidson County, Tennessee.
-Taxes for the year 2022, a lien not yet due and payable.

This is improved property, known as: **733 Massman Dr., Nashville, TN 37210**

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 in the dwelling house located on said property. The Grantees have 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 our hand this 17 th day of May, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Southeastern Freight Lines, Inc., a South Carolina Corporation

BY: Ryan Smigiel

Ryan Smigiel
Vice President of Real Estate

STATE OF NC
COUNTY OF New Hanover

Before me, the undersigned Notary Public, personally appeared RYAN SMIGIEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT OF REAL ESTATE of SOUTHEASTERN FREIGHT LINES, INC., A SOUTH CAROLINA CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT OF REAL ESTATE.

Witness my hand and official seal, this the 17 of May, 2022.

Notary Public
My Commission Expires: 5/6/2027
(SEAL)

DAVIE W. SMITH
Notary Public, North Carolina
New Hanover County
My Commission Expires
May 06, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $3,450,000.00.

Affiant

Subscribed and sworn to before me this the 18 th day of May 2022.

Notary Public

My commission expires:

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