This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave., Suite 1550
Nashville, Tennessee 37203
Attn: Michael Shoptaw, Esq.

Karen Johnson Davidson County
Batch# 871251 DEEDWARRSP
06/14/2022 10:24:30 AM 6 pgs
Fees: $33.00 Taxes: $4,614.51
20220614-0067437

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
9 Properties, G.P. 5215 Harding Road Nashville, TN 37215	Same as New Owner	Map/Parcel 072-10-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHAMROCK ENTERPRISES, INC.**, a Tennessee corporation ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **9 PROPERTIES, G.P.**, a Tennessee general partnership ("Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as 2617 Gallatin Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of May, 2022.

GRANTOR:

SHAMROCK ENTERPRISES, INC.,
a Tennessee corporation

By: _____
Name: Martin McNamara
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

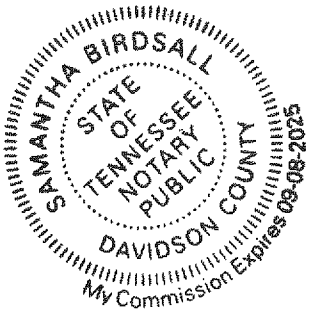
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Martin McNamara, the President of Shamrock Enterprises, Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Martin McNamara, as such President.

Witness my hand and official seal this 26 day of May, 2022.

My Commission Expires:

9-8-2025

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,247,165.56, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 27th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 6.20.2023

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Exhibit "A"

Legal Description of Property

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being in the 15th Civil District of said County, and being Lots 4, 3 and the northerly One-half of Lot No. 2 on the Plan of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, page 52, Register's Office for said County, described according to a survey made by Turner Engineering Co., Inc., dated October 5, 1967, as follows:

BEGINNING at an iron pin on the west margin of Gallatin Pike and the south margin of Fairwin Avenue, a 50 foot street; thence south 21° 56' west a distance of 135.00 feet to an iron pin; thence north 68° 33' 30" west a distance of 170.00 feet to an iron pin; thence north 21° 56' east a distance of 135.00 feet to an iron pin; thence south 68° 33' 30" east a distance of 170.00 feet to the point of beginning, and containing 0.53 acres more or less.

Being the same property conveyed to Shamrock Enterprises, Inc. by deed of record in Book 6232, Page 709, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4218, Page 450, in the Register's Office for Davidson County, Tennessee.

4. Matters that would be shown on an updated ALTA/NSPS Land Title Survey.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 6/07/2022 (date of document).

Teresa A Beardsley
Affiant Signature

6/07/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of June, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

