Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1039

Karen Johnson Davidson County
Batch# 873360 DEEDWARR
06/17/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $10,360.00
20220617-0069362

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of June, 2022

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Henrad Centennial Development I 5701 Centennial Boulevard Nashville, TN 37209	Studio Bank 124 12th Avenue South Ste 400 Nashville, TN 37203	091-02-0-246.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Terry Clyne, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henrad Centennial Development I LLC, a California Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land situated in Nashville, Davidson County, Tennessee said overall land being referenced as Parcel 246 of Tax Map 91-02. Said property being conveyed to Terry Clyne by Deed recorded by Instrument No. 20130429-0042449 of the Register's Office of Davidson County, Tennessee and also within the parcel is abandoned right of way returned to the parcel per Council Bill BL2021-754.

Said parcel of land, is more fully described as follows:

Starting at the northwesterly corner of the said overall referenced property, said point being in southerly right of way of Centennial Boulevard, thence along the southerly margin along a line S 81 deg. 03' 47" E a distance of 51.75 feet to a point,

Thence continuing along said southerly right of way margin S 73 deg. 30' 28" E a distance of 337.28 feet to a point at the northwesterly corner of the intersection of Centennial Boulevard and the Ohio Avenue,

Thence along the westerly right of way margin of Ohio Avenue S 02 deg. 02' 15" E a distance of 29.06 feet to a point,

Thence continuing along the southerly right of way margin of the abandoned portion of Ohio Avenue S 87 deg. 57' 45" W a distance of 497.95 feet to a point being the southwesterly property corner of the described parcel,

Thence along the westerly line of said parcel along a curve to the left of a 781.73 foot radius, along a curve with an arc length of 194.31 feet and a chord bearing of N 39 deg. 02' 26" E and a chord distance of 193.81 feet to the point of beginning and containing 43,686.7 square feet or 1.0 acres more or less, as shown on Survey attached as Exhibit "A" to the Deed of record in Instrument No.

20220228-0022648, in said Register's Office.

Being the same property conveyed to Terry Clyne by Warranty Deed (Corporate) from Perkins Investment Group, LP of record in Instrument No. 20130429-0042449 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 29, 2013.

Being the same property conveyed to Terry Clyne by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation, of record in Instrument No. 20150106-0001463, Register's Office for Davidson County, Tennessee, dated December 4, 2014 and recorded on January 6, 2015.

See Also Metro Ordinance No. BL2021-754 of record as part of Quitclaim Deed recorded in Instrument Number 20220228-0022648, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry Clyne by Quitclaim Deed from Terry Clyne of record in Instrument No. 20220228-0022648, Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on February 28, 2022.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5701 Centennial Boulevard, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of June, 2022.

Terry Clyne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of June, 2022, before me personally appeared Terry Clyne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6-8-22.

Affiant Signature

6-13-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-13-22.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-23-23