Karen Johnson Davidson County
Batch# 873979 DEEDWARR
06/21/2022 09:14:14 AM 11 pgs
Fees: $58.00 Taxes: $9,250.00
20220621-0070085

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map/Parcel Number(s)
Octane Partners Murf, LLC 5608 Stanford Ct Nashville, TN 37215	Same	107-13-0-131.00 120-01-0-149.00 107-13-0-147.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, (1) MARVIN C. CYPRESS and JOAN G. CYPRESS, CO-TRUSTEES OF THE GOLD CYPRESS LIVING TRUST, (2) LYNN G. LENT, TRUSTEE OF THE IRREVOCABLE 2007 TRUST FOR THE BENEFIT OF JOAN G. SHAPIRO, (3) LYNN GUTTMAN LENT, TRUSTEE OF THE LYNN GUTTMAN LENT REVOCABLE TRUST – 2016, (4) DAVID E. CYPRESS, individually and (5) LAURENCE L. CYPRESS, individually (collectively, the "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey, unto OCTANE PARTNERS MURF, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

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

Grantors further covenant and bind themselves to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons except as to matters shown above.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed this instrument as of 14th day of June, 2022.

Marvin C Gypress, Co-trustee

MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

Joan G. Cypress Co-TRUSTEE

JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

DAVID E. CYPRESS

LAURENCE L. CYPRESS

LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

Philip Hardison

Notary Public

OFFICIAL STAMP
PHILIP HARDISON
NOTARY PUBLIC — OREGON
COMMISSION NO. 1008439
MY COMMISSION EXPIRES FEBRUARY 8, 2025

My Commission Expires: 2/8/2025

STATE OF Oregon)

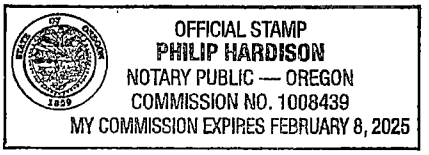
COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

Philip Hardison
Notary Public

My Commission Expires: 2/8/2025



STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **David E. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Laurence L. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

IN WITNESS WHEREOF, the undersigned has executed this instrument as of 14th day of June, 2022.

MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

DAVID E. CYPRESS

LAURENCE L. CYPRESS

LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **David E. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of June, 2022.

_____
Notary Public

RACHEL CROWDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 5/23/2023

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Laurence L. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

IN WITNESS WHEREOF, the undersigned has executed this instrument as of _____ day of June, 2022.

_____
MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
DAVID E. CYPRESS

_____
LAURENCE L. CYPRESS

_____
LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

_____
LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Joan G. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **David E. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Laurence L. Cypress**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of June, 2022.

_____
Notary Public

My Commission Expires: 7-9-22

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 09, 2022

IN WITNESS WHEREOF, the undersigned has executed this instrument as of _____ day of June, 2022.

_____
MARVIN C. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
JOAN G. CYPRESS, CO-TRUSTEE of the Gold Cypress Living Trust

_____
DAVID E. CYPRESS

_____
LAURENCE L. CYPRESS

Lynn G Lent, Trustee
LYNN G. LENT, TRUSTEE of the Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro

Lynn Guttman Lent, Trustee
LYNN GUTTMAN LENT, TRUSTEE of the Lynn Guttman Lent Revocable Trust - 2016

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Marvin C. Cypress, Co-Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this _____day of June, 2022.

_____
Notary Public

My Commission Expires:_____

STATE OF Florida)

COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Lynn G. Lent, Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2022.

Luciana Pereira Da Costa
Notary Public

LUCIANA PEREIRA DA COSTA NOTARY My Comm. Expires April 14, 2025 No. HH 117217 PUBLIC STATE OF FLORIDA

My Commission Expires: April 14th, 2025

STATE OF Florida)

COUNTY OF Palm Beach)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **Lynn Guttman Lent, Trustee**, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2022.

Luciana Pereira Da Costa
Notary Public

LUCIANA PEREIRA DA COSTA NOTARY My Comm. Expires April 14, 2025 No. HH 117217 PUBLIC STATE OF FLORIDA

My Commission Expires: April 14th, 2025

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $2,500,000.

Affiant

BRANDY GOMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 16 day of June, 2022.

Brandy Goman
Notary Public

My Commission Expires: 5-5-25

Exhibit A

A CERTAIN TRACT or parcel of land situated in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey of J.L. Murphy Jr. Company, under date of December 3, 1965, as follows:

A PART of Lot No. 7 as shown in the plan of Thomas Poole's land, of record in Book 161 , page 103, Register's Office of Davidson County, Tennessee, and further described as follows:

BEGINNING at an iron pin set in the northeasterly margin of Murfreesboro Road, and being the southerly corner of a tract of land conveyed to Socony Mobil Oil Company by deed of Matthew Campbell, et al., of record in Book 3788, page 538, Register's Office of Davidson County, Tennessee; from said beginning point thence north 40 degrees, 00' east 160.0 feet to an iron pin, the easterly corner of said Socony Mobil Oil Company tract; thence north 50 degrees, 00' west 91.8 feet to an iron pin set in the southeasterly margin of Thompson place, and the northerly corner of said Socony Mobil Oil tract; thence with the southeasterly margin of Thompson Place north 75 degrees 56' 10" east 221.01 feet to a corner post; thence leaving said Thompson Place south 47 degrees 09' 20" east 235.2 feet to a corner post; thence south 26 degrees 10' 40" east 5.1 feet to an iron pin, a corner of the tract of land conveyed by Lenora Miller by deed of Russell Campbell, Executor, of record in Book 1278, page 52 in said Register's Office of Davidson County, Tennessee; thence with the northwesterly boundary of said Lenora Miller property south 36 degrees 02' 17" west 325.8 feet to an iron pin in the northeasterly margin of Murfreesboro Road; thence with said margin of said road north 50 degrees 00' west 300.0 feet to the point of beginning, and containing, according to said survey, 2.176 acres, more or less.

Being the same property conveyed to Jerome B. Guttman and Mandell L. Cypress by Installment deed of record in Book 3981, page 142, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to David E. Cypress, Marvin C. Cypress and Laurence L. Cypress by Quitclaim Deed of record in Instrument No. 20030204-0015147 Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Irrevocable 2007 Trust for the Benefit of Joan G. Shapiro and the Lent 2002 Family Trust U/D/T by Quitclaim Deed of record in Instrument No. 20080124-0007704 Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Lynn Guttman Lent Revocable Trust - 2016 by Quitclaim Deed of record in Instrument No. 20171101-0112042 Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to The Gold Cypress Living Trust by Quitclaim Deed of record in Instrument No. 20171205-0124041 Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2022 and thereafter, a lien not yet due and payable
2. Matters on Plan of record in Plat Book 161, page 103, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants regarding 50 foot minimum building setback lines as set forth in Warranty Deed of record in Book 3981, page 142, said Register's Office
4. Sewer Easement of record in Book 4081, page 793, said Register's Office.
5. Buttress and Retaining Wall Easement of record in Instrument Number 20140327-0025242, said Register's Office.