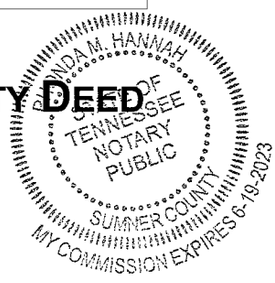
Karen Johnson Davidson County
Batch# 880397 DEEDWARR
06/29/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220629-0074917

WARRANTY DEED



KIRANOS-T22116

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$675,000.00~~

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF June, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Kiranos , sole owner	Nexera Holdings, LLC ISOA/ATIMA	029 00 0 169.00
5755 Clarksville Pike	2200 Powell Street, Ste 340	
Joelton, TN 37080	Emeryville, CA 94608	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WESLEY E. RIGSBY AND WIFE KATHY L. RIGSBY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DANIEL KIRANOS , SOLE OWNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Beginning at a point in the southerly margin of state highway No. 112, the common corner of tracts Nos. 8 and 9; Thence with the dividing line between tract Nos. 8 and 9, South 30 degrees 10' West 821.5 feet to a point, the common corner to tracts Nos. 8 and 9; Thence South 2 degrees 5' West 854.7 feet to a point, the common corner of tracts Nos. 9 and 10; Thence with the dividing line between tracts 9 and 10 North 30 degrees 10' East 1,400 feet to a point, the Southeast corner of the Davidson County School Lot; Thence with the Southerly line of said school lot North 60 degrees West 150 feet, the Southwest corner of said school lot; Thence with the Westerly line of said school lot North 30 degrees 10 minutes East 167.8 feet to a point in the Southerly margin of state highway No. 112, Thence with the Southerly margin of state highway No. 112, North 63 degrees West 260 feet to a point of beginning, containing 10.65 acres. Included in but expressly excluded from this description in the following described tract: Beginning at an iron pin in the Southerly margin of Clarksville Pike said pin being the most Northwest corner to herein described tract; Thence with said margin S 61 degrees 57 minutes 36 seconds E, 100.00' to a set iron pin; Thence now leaving said margin S. 32 degrees 10 minutes 10 seconds W, 400.00' to a set iron pin; Thence N. 61 degrees 47 minutes 36 seconds W, 100.50' to a set iron pin; Thence N. 32 degrees 10 minutes 10 seconds E, 400.00' to the point of beginning containing 0.920 acres (40,095 SQ.FT) more or less according to a survey by Tommy E. Walker, TN. LIC. NO.1465.

BEING same property convey to Wesley E. Rigsby and wife, Kathy L. Rigsby by Warranty Deed from Joseph S. Colorigh and wife, Billie Jean Colorigh, dated 7/12/2006 and filed for record on 02/06/2007 for Instrument No. 20070206-0015429, in Registers Office for Davidson County, Tennessee. Also reference Corrective Warranty Deed by Wesley E. Rigsby and wife, Kathy L. Risgby , party of the first part, and Wesley E. Rigsby and wife, Kathy L. Risgby party of the second part, dated 11/07/2011, and filed for record on 11/16/2011 for Instrument No. 20111116-0089453, in Register's Office in Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 5755 Clarksville Pike, Joelton, Tennessee 37080 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 24th day of June, 2022 :

Wesley E. Rigsby

Kathy L. Rigsby

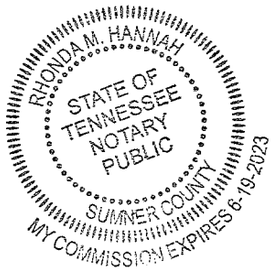
STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named WESLEY E. RIGSBY AND WIFE KATHY L. RIGSBY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 24th day of June, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Lindsey Lehn, 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 6/24/2022 (date of document).

Affiant Signature

6/27/2022
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 6/19/2023

NOTARY'S SEAL

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023