This instrument prepared by:
Sims|Funk PLC
Attn: R. Mark Donnell, Jr.
3322 West End Avenue, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 895755 DEEDWARRSP
07/28/2022 03:51:30 PM 7 pgs
Fees: $38.00 Taxes: $8,140.00
20220728-0086324

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Sanjay Patel 821 Murfreesboro Pike Nashville, TN 37217	Same	075 00 0 024.00 075 06 0 111.00

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 is hereby acknowledged, PMFS H-VIEW I, LLC, a Tennessee limited liability company, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Sanjay Patel, Grantee, that certain real estate located at 4301 and 4243 Hermitage Road in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

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.

[Signature and acknowledgement on following page(s).]

Witness our hand as of the 28th day of August, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

GRANTOR:

PMFS H-VIEW I, LLC

By: _____
Name: Floyd Shechter
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Floyd Shechter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Member of PMFS H-VIEW I, LLC, a Tennessee limited liability company, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of August, 2022.

_____
Notary Public

My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

02559761

202207280086324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of August, 2022.

Notary Public

My commission expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

02559761

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EXHIBIT A
(Property Description)

4243 Hermitage Road:

Being a certain parcel of real property situated within the bounds of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Tract I:

Beginning at a point in the center of Hadley Bend Road at the northwest corner of the property conveyed to Ora B. Patton and Wife, by deed from Jessie C. Johnson of record in Book 2275, Page 9, said Register's Office thence with the center of said road, North 1°, East 163 feet; thence South 72°, 45 feet East 289.4 feet to a point; thence south 0°, 45 feet West 78.9 feet to a point; thence North 89°, 30 feet West 274.4 feet to the beginning.

Tract II:

Beginning at a point in the center of Hadley Bend Road at the Northwest corner of the property conveyed to William C. George and Wife by Deed from Jessie C. Johnson of record in Book 1763, Page 619, said Register's Office; thence with the center of said road, North 1°, East 150 feet; thence South 89° 30' East, 274.4 feet to an iron pin; thence South 0° 45 West 150 feet to the North side of a steel post in said George's Northeast corner; thence with said George's Northern boundary line North 89° 30' West 275.6 feet to the beginning.

Tract III:

Beginning at a steel post, which is in the Northeast corner of William C. George's lot, conveyed by deed from Jessie C. Johnson of record in Book 1763, Page 619, said Register's Office, where a line running South 89° 30' East crosses a line running South 0° 45' West; thence East 24.5 feet on a line running South 89° 30 East to an iron pin; thence North 221feet on a line running South 0° 30' West to an iron pin; thence West 25.1 feet on a line running South 72° 45' East to an old iron pipe; thence South 228.9 feet on a line running South 0° 45' West being the Eastern boundary of Ora B. Patton's present property, to the beginning.

Being the same property conveyed to PMFS H-View I, LLC by Warranty Deed from Cara Patton Wilhelm, an unmarried woman, dated June 1, 2007, recorded June 5, 2007, of record in Instrument No. 20070605-0066780, Register's Office for Davidson County, Tennessee.

4301 Hermitage Road:

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as shown on a survey dated July 26, 1983, and revised August 18, 1983, prepared by Barry Greer and Associates, as follows:

Beginning at an iron pin set in the easterly right-of-way of Hermitage Road, said pin being the southwesterly corner of the Ladies Hermitage Association Property and being the northwest corner of the herein described tract; and the proceeding as follows:

Leaving Hermitage Road, and with the southern boundary of said Ladies Hermitage Association, South 85 degrees 40 minutes 46 seconds East a distance of 579.63 feet to an iron pin set at the northeast corner of Lot 17 as shown on the Plan of Hermitage Estates, Section 5, as of record in Book 4175, Page 67, Register's Office for Davidson County, Tennessee;

Thence with the boundary of said Hermitage Estates, Section 5, South 66 degrees 11 minutes 56 seconds West a distance of 127.03 feet to a concrete monument;

Thence South 18 degrees 37 minutes 08 seconds West a distance of 130.04 feet to an iron pin;

Thence South 23 degrees 05 minutes 23 seconds East a distance of 85.29 feet to an iron pin;

Thence South 50 degrees 01 minutes 04 seconds East a distance of 85.29 feet to an iron pin;

Thence South 39 degrees 55 minutes 41 seconds West a distance of 331.33 feet to an iron pin set; at the northeast corner of Lot 270 as shown on the Plan of Hermitage Estates Section 2, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee;

Thence leaving the line of said Hermitage Estates, Section 5, and with the line of said Hermitage Estates, Section 2, South 76 degrees 43 minutes 34 seconds West a distance of 80.99 feet to a concrete monument;

Thence leaving the line of said Hermitage Estates, Section 2 and with the northerly line of the Ora B. Patton property North 70 degrees 30 minutes 15 seconds West a distance of 282.65 feet to an iron pin set in said easterly right-of-way of Hermitage Road;

Thence with the said right-of-way, North 02 degrees 20 minutes 14 seconds East a distance of 567.21 feet to the beginning and containing 6.49 acres, more or less, according to a survey by Barry Greer and Associates, dated July 26, 1983, and revised August 18, 1983.

Being the same property conveyed to PMFS H-View I, LLC, a Tennessee limited liability company by Quitclaim Deed from Hermitage View, LLC, a Tennessee limited liability company, dated September 20, 2007, recorded September 21, 2007, of record in Instrument No. 20070921-0112881, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(Permitted Encumbrances)

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

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

5. Restrictions upon the use of the premises not appearing in the chain of title to the land.

6. Right-of-way of any roads, creeks, or streams which may lien on said premises.

7. Restrictive Covenants contained in instrument of record in Book 3460, Page 583, and amended in Book 4200, Page 227, and shown in the Deed of record in Book 4365, Page 965, Register's Office for Davidson County, Tennessee.

8. All matters set forth per Plat Book 421, Page 137, Register's Office for Davidson County, Tennessee.

9. Matters shown on the Boundary and Topographic Survey of Map 75, Parcel 24, 4243 Hermitage Road, and Map 75-06, Parcel 111, 4301 Hermitage Road, by Initial Point Land Surveying, Inc., L. Kevin Morehead, R.L.S. #2315, dated May 3, 2007, as File No. 0704C024.

10. Metro Codes Letters against PMFS H-View I, LLC dated October 27, 2011 and June 27, 2017 of record in Instrument No. 20111031-0084591 and Instrument No. 20170705-0067093, Register's Office for Davidson County, Tennessee.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/28/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/28/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 **day of** July, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM