Karen Johnson Davidson County
Batch# 904249 DEEDWARR
08/16/2022 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,613.20
20220816-0092968

Name and Address of New Owner:
DARK CORPORATION, Inc.
502 W. Campbell Rd.
Goodlettsville, TN 37072-2910

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-15-117 & 093-03-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ADTEC PRODUCTIONS, INC., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DARK CORPORATION, Inc., a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I:

A tract of land in the 1st Civil District Metro Nashville, Davidson County, Tennessee, and being the westerly 44-1/4 feet of Lot No. 30 and all of Lot No. 31 on the Plan of Houston's Addition to Edgefield, now East Nashville, of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, and part of Alley No. 260, closed by Metro Council Bill No. 85-983 and being more particularly described as follows:

Beginning at an iron pin on the southerly R.O.W. line of Russell Street at the common northerly corner of Lots 31 and 32 of the above noted plan (lot 32 owned by Robert L. Frazer as of record in Book 3822, page 11, Register's Office Davidson County, Tennessee); thence, 1) with the southerly R.O.W. line of Russell Street North 63 deg. 27 min. 39 sec. East 99.90 feet to a point on the center line of Alley No. 260; thence, 2) with the center of Alley No. 260 South 26 deg. 48 min. 39 sec. East 179.92 feet to a point; thence, 3) continuing with the center of Alley No. 260 South 63 deg. 27 min. 16 sec. West 100.87 feet to a point opposite the common southerly corner of Lots 31 and 32; thence, 4) with the common line of lots 31 and 32 West 26 deg. 30 min. 04 sec. West 179.93 feet to the point of beginning and containing 18,061 sq. ft. or 0.415 acres.

Tract II:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lots 40 and 41 on the Plan of Russell Houston Addition to Edgefield as of record in Book 18, page 651, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85983 and being described together as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the common corner of Lots 41 and 42 of the above-noted plan of Russell Houston's Addition to Edgefield, said point being North 63 deg. 00 min. 00 sec. East, 176.76 feet from the easterly and of the northerly return curve at Fatherland Street and South Fourth Street; thence, 1) with the northerly

right-of-way line of Fatherland Street South 63 deg. 00 min. 00 sec. West, 100.00 feet to the common corner of Lots 39 and 40; thence, 2) with the common line between Lots 39 and 40, North 27 deg. 10 min. 16 sec. West, 181.25 feet to the center of Original Alley No. 260; thence, 3) with the centerline of Original Alley No. 260, North 63 deg. 27 min. 16 sec. East, 100.01 feet to a point opposite the common corner of Lots 41 and 42; thence, 4) with the common line between Lots 41 and 42 South 27 deg. 10 min. 16 sec. East, 180.46 feet to the point of beginning and containing 18,086 square feet, or 0.415 acres.

Both tracts being the same property conveyed to ADTEC PRODUCTION, INC., by Warranty Deed from BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA, dated June 29, 1993 and recorded on June 29, 1993, of record in Book 8997, Page 359, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

GRANTOR, BY EXECUTION OF THIS WARRANTY DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS WARRANTY DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2022.

ADTEC PRODUCTIONS INCORPORATED, a Tennessee Corporation

By: _____
Ronald H. Johnson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Steven D. Disser of the state and county mentioned, personally appeared Ronald H. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of ADTEC PRODUCTIONS INCORPORATED, the within named bargainor, a Tennessee Corporation, and that as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand, at office, this 16th day of August, 2022.

Notary's Signature
My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $436,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
3rd day of August, 2022.

Notary Public
My commission expires: 3/3/25

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-16-22 .

Affiant Signature

8-16-22
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 11/8/22

