Karen Johnson Davidson County
Batch# 906660 DEEDWARR
08/23/2022 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20220823-0095110

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Trinovus Inc 8110 Isabella Lane Brentwood, TN 37027	Same as Owner	059-00-0-114.00

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, **Bama LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Trinovus Inc LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Marshall Waters Land Subdivision, not of record, being described as follows:

Beginning at a point in the corner of Ewing Drive and Knight Drive, being in the center line of each; thence with the center line of Ewing Drive, North 78 1/2 degrees 268 feet, more or less, to a point which is the common corner of this tract and Lot No. 10 on the said Subdivision, previously conveyed to Anthony on July 31, 1989 by deed of record at Book 7904, Page 445, Register's Office for Davidson County, Tennessee; thence South 5 1/4 degrees West 470 feet more or less along the common line of this tract and said No. 10 to a point in the Northerly line of Lot No. 12 on said Subdivision, previously conveyed to Neely by deed dated April 26, 1972; thence with the Northerly line of Lot No. 12, North 89 degrees 30 minutes West 243 feet, more or less, to a point in the center line of Knight Drive; thence with the center line of Knight Drive 411.5 feet, more or less, to the point of beginning, containing 2.55 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Quitclaim Deed dated 08/02/2005 and recorded 08/04/2005 in Instrument No. 20050804-0092084, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly right-of-way of Knight Drive approximately at Station 10+85.81, 24.46 feet ± left of the survey centerline as shown on Road Improvement Plans At Knight Drive & Ewing Drive, as prepared by Civil & Environmental Consultants, Inc., (Project No. 042-346), said point being the intersection of the existing easterly right-of-way of Knight

Drive with the southerly right-of-way of Ewing Drive; said point also being a portion of the James E. & Mary Patricia Swift property recorded in Deed Book 9841, Page 411, of the Register's Office for Davidson County, Tennessee; said property being Parcel 59 on Map 114, in the Davidson County Property Assessor's Office; THENCE, with said existing right-of-way of Ewing Drive, North 81° 40' 16" East, 36.31 feet to a point; THENCE leaving said existing right-of-way, and with a new line along a curve to the left having a central angle of 71° 47' 33", a radius of 50.00 feet, a tangent of 36.19 feet and an arc length of 62.65 feet to a point, said point being in the existing right-of-way of Knight Drive; THENCE, North 09° 52' 42 " East, 17.98 feet to a point; THENCE, North 09° 30' 35" East, 18.17 feet to the Point of Beginning and containing therein 244.24 square feet or 0.005 acres, more or less.

Being the same property conveyed to Bama LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 01/19/2022, from Ewing Drive, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220211-0015966, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of August, 2022.

Bama LLC, a Tennessee Limited Liability Company

By: Sharrolyn T Moss (SEAL)
Sharrolyn T. Moss, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kendra D. Teasley of the state and county mentioned, personally appeared Sharrolyn T. Moss, 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 Sole Member of Bama LLC, the within named bargainor, a Limited Liability Company, and that such Sharrolyn T. Moss as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 18th day of August, 2022.

Notary Signature

Printed Name: Kendra D Teasley

My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

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 $875,000.00, 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
18th day of August, 2022.

Notary Public
My commission expires: 9-6-22
File No. 2022-1174

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-18-22.

Affiant Signature

8-19-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 19 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY