(1)

This instrument prepared by:	STATE OF CONNECTICUT COUNTY OF HARTFORD
Brandi Norred Maiorino, Esq. Ottinger Law Group, PLLC 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215	The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00. Affiant Subscribed and sworn to before me this 29 day of August, 2022. Notary Public Paula Rucker My Commission Expires:

PAULA RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2022

Karen Johnson Davidson County
Batch# 910733 DEEDWARRSP
08/31/2022 12:05:28 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20220831-0098257

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Division Street Development, LLC 700 12th Avenue S, Ste 30 Nashville, TN 37203	Same as New Owner	079-00-0-068

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **ENVIROTEST CORP.**, a Delaware corporation (f/k/a TriLen LLC) ("**Grantor**"), has bargained and sold, and does hereby transfer and convey to **DIVISION STREET DEVELOPMENT, LLC**, a Tennessee limited liability company, a forty percent (40%) undivided interest, and **JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST**, a sixty percent (60%) undivided interest, all collectively as tenants in common (collectively, the "**Grantees**"), Grantees' successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property known as **7008 Westbelt Drive, Nashville, Davidson County, Tennessee.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantees, Grantees' successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to matters more particularly described in Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Grantors has executed this Special Warranty Deed on the 29 day of August, 2022.

ENVIROTEST CORP.,
a Delaware corporation

By: _____
Jeff Bagley, Treasurer

STATE OF CONNECTICUT
COUNTY OF Hartford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeff Bagley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of **ENVIROTEST CORP.**, the within named bargainor, a Delaware corporation, and that he/she as such Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Treasurer.

Witness my hand and seal, at office, this the 29th day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires:_____

PAULA RUCKER
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2022

EXHIBIT A

THE PROPERTY

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EASTERLY SIDE OF WESTBELT DRIVE NORTH OF COCKRILL BEND INDUSTRIAL ROAD, BEING LOT NO. 6 AS SHOWN ON THE PLAN OF WESTBELT INDUSTRIAL PARK OF RECORD IN BOOK 6250, PAGE 796, R.O.D.C, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SURVEY OF BARGE, WAGGONER, SUMNER & CANNON, DATED NOVEMBER 9, 1992, REVISED, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF WESTBELT DRIVE, SAID POINT BEING NORTH 10 DEG. 56 MIN. WEST, 311.49 FEET FROM THE NORTHERLY TERMINUS OF A CURVE RETURN TO THE NORTHERLY MARGIN OF COCKRILL BEND INDUSTRIAL ROAD; THENCE, WITH SAID MARGIN NORTH 10 DEG. 56 MIN. WEST, 150.00 FEET TO AN IRON PIN; THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF LOT NO. 5 AS SHOWN ON SAID PLAN, NORTH 79 DEG. 04 MIN. EAST, 325.10 FEET TO A POINT IN THE WESTERLY LINE OF PROPERTY CONVEYED TO THE NATIONAL BAPTIST PUBLISHING BOARD BY DEED OF RECORD IN BOOK 4704, PAGE 904, R.O.D.C.; THENCE, WITH SAID LINE, SOUTH 13 DEG. 43 MIN. EAST, 150.18 FEET TO A POINT; THENCE, LEAVING SAID LINE WITH THE NORTHERLY LINE OF LOT NO. 7 AS SHOWN ON SAID PLAN, SOUTH 79 DEG. 04 MIN. WEST, 332.39 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO TRILEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY DEED FROM ENVIROTEST SYSTEMS CORP., A DELAWARE CORPORATION OF RECORD IN INSTRUMENT NO. 200705180059814, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID TRILEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVING SINCE MERGED INTO AND BECOME KNOWN AS ENVIROTEST CORP., A DELAWARE CORPORATION, AS EVIDENCED BY CERTIFICATE OF MERGER IN FILE NO. 2870604, STATE OF DELAWARE SECRETARY OF STATE'S OFFICE.

EXHIBIT B

EXCEPTIONS TO TITLE

1. No insurance is afforded as to the acreage or square footage contained in the Land.

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

3. All matters shown on plat(s) of record in Plat Book 6250, Page 796, in the Register's Office of Davidson County, Tennessee

4. Terms and provisions of Restrictive Covenants, by Belz Investment Company, a partnership, of record in Book 6781, Page 623, in the Register's Office of Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Book 8237, Page 356, in the Register's Office of Davidson County, Tennessee.

6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey dated July 13, 2022 and last revised July 22, 2022, as prepared by G. Scott Carter, TN RLS No. 2391, TWM, under Job No. 220798, as follows:

    a. Overhead power and storm sewer lines located on the property without the benefit of a specific easement.

    b. Encroachment of curbing over and into the road right-of-way along the westerly boundary line.