Q Box 36

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 914354 DEEDWARRSP
09/08/2022 03:22:29 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00

20220908-0100890

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,200,000.00.

Affiant

Subscribed and sworn to me on September 8, 2022.

NOTARY PUBLIC

My commission expires: 1/3/23

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 03, 2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35863

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MSH Star, Inc. 507 Donelson Pike Nashville, TN 37214	SAME ADDRESS AS NEW OWNER	096-13-147

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lance Douglas and Julia Douglas, **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto MSH Star, Inc., a Tennessee corporation, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the East margin of the relocated Donelson Pike 250 feet South of Allen Road and fronting 100 feet on the East side of the relocated Donelson Pike and running back between parallel lines 200 feet to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to LANCE DOUGLAS and ED DAVIS by Special Warranty Deed from Tennessee Properties Limited, a Tennessee limited partnership, dated June 30, 1986, and of record in Book 6903, Page 545, in the Register's Office for Davidson County, Tennessee. EDWARD C. DAVIS (a/k/a ED DAVIS) conveyed his one-half (1/2) undivided interest in subject property to EDWARD C. DAVIS and FOSTEEN DAVIS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE DAVIS LIVING TRUST, DATED MARCH 10, 1998, by Warranty Deed dated December 9, 2008, of record in Instrument Number 20081212-0119551, said Register's Office. The said Trust was revoked by instrument dated June 8, 2016. FOSTEEN DAVIS died on 11/25/2016, vesting property in EDWARD C. DAVIS, as surviving tenant by the entirety. The said EDWARD C. DAVIS having conveyed his interest into the subject property to JULIA DOUGLAS by Quitclaim Deed of record in Instrument No. 20190312-0022224, in said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Restrictions of record in Book 3159, page 387 and Book 3250, page 180, Book 3281, page 610, Book 3310, page 258 and Book 5219, page 143, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5282, page 157, Register's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

These properties are also known as improved properties located at 507, 509, & 511 Donelson Pike, Nashville, Davidson County, Tennessee 37214.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to

convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 our hands on September 8, 2022.

Lance Douglas

Julia Douglas

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Lance Douglas and Julia Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on September 8, 2022.

Notary Public

My Commission Expires: _____

