WARRANTY DEED

Karen Johnson Davidson County
Batch# 920780 DEEDWARR
09/23/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $473.60
20220923-0105850

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Christine I. Neshewat
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Nesheiwat Property Group, LLC	Wilson Bank & Trust	Parcel ID: 096 05 0A 021.00
(NAME)	(NAME)	
211 Donelson Pike	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37214	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fuller Industries, Inc., a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Nesheiwat Property Group, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee. Unit No. A-1M, of the Plan of Cameron Park Office Center, Condominium Offices, as of record on said Plan as shown in and described by the Master Deed of record in Deed Book 6297, page 851, Register's Office for Davidson County, establishing a Horizontal Property Regime with respect to Cameron Park Office Center and on Plat Book 6200, page 49, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Fuller Industries, Inc., a Tennessee Corporation from H and H Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 4, 1995 and recorded on August 11, 1995 in Book 9759, Page 498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 211 Donelson Pike , Nashville , TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 this 21st day of September, 2022.

Fuller Industries, Inc.

BY: _____
Russell Fuller
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Russell Fuller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Fuler Industries, Inc., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal, this the 21st of September, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 true and exact copy of the original document executed and authenticated according to law on **September 21, 2022**.

Date

Tonya Loftin
Affiant Signature

September 23, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)