Karen Johnson Davidson County
Batch# 928858 DEEDWARRSP
10/13/2022 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20221013-0112112

This instrument was prepared by:

Kelly L. Worman
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
STJ Partners, LLC 5221 Heathrow Hills Drive Brentwood, TN 37027	STJ Partners, LLC 5221 Heathrow Hills Drive Brentwood, TN 37027	174 00 0 255 (part)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CRP/ECG OLD FRANKLIN COMMERCIAL, L.L.C.**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **STJ PARTNERS LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

This is unimproved property located at 0 Old Franklin Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to me this 12th day of October, 2022.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 12th day of October, 2022.

GRANTOR:

CRP/ECG OLD FRANKLIN COMMERCIAL, L.L.C.,
a Delaware limited liability company

By: _____
Name: Michael Lamping
Its: Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Michael Lamping, 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 Authorized Signatory of CRP/ECG Old Franklin Commercial, L.L.C., the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Authorized Signatory.

Witness my hand and seal, at office this 12th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Apr 13, 2025

KYLE BUMPOUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES APR 13, 2025

EXHIBIT A

BEING a certain parcel or tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee and being more particularly described according to an ALTA survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated March 18, 2018, and the Subdivision Survey by Joey Wilson II, a Tennessee Registered Land Surveyor No. 2089, dated July 28, 2020, as follows:

BEGINNING at an iron rod (set) at Tennessee State Plane Coordinates North: 617,970.09' and East: 1,777,490.12' (NAD83) and in the southerly right of way of Old Franklin Road (50' right of way);

THENCE, leaving Old Franklin Road with the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi, of record in Instrument No. 20120613-0051608, Register's Office for Davidson County, Tennessee (R.O.D.C.) to points as follows;

South 10°15'01" East, for a distance of 138.54' to an iron rod found capped Anderson-Delk;
South 21°26'54" East, for a distance of 193.28' to an iron rod set;

THENCE, leaving the lines of Sowar Tovi Osman and Heiriya Hassan, and Dana Tovi to points as follows:

South 68°33'06" West for a distance of 99.28' to an iron rod set;
North 29°24'00" West, for a distance of 76.74' to an iron rod set;
South 68°33'06" West, for a distance of 496.55' to an iron rod set;

THENCE, with the easterly right of way of Cane Ridge Road to points as follows:

Northwesterly with a curve to the left, said curve having a radius of 725.00', an arc length of 252.11', a delta angle of 19°55'25", and a chord bearing North 42°05'32" West, for a distance of 250.84' to an iron pin set;
North 52°03'14" West, for a distance of 31.46' to an iron rod set; Northeasterly with a curve to the right being the radius return into Old Franklin Pike having a radius of 70.00', an arc length of 157.47', a delta angle of 128°53'39", and a chord bearing North 12°23'35" East, for a distance of 126.31' to an iron rod set;

THENCE, with said Old Franklin Road south right of way to points as follows:

North 76°50'25" East, for a distance of 179.63' to an iron rod set;
Northeasterly with a curve to the right, said curve having a radius of 5975.00', an arc length of 235.16', a delta angle of 02°15'18", and a chord bearing North 77°58'04" East, for a distance of 235.14' to an iron rod set;
North 79°05'43" East, for a distance of 95.82' to an iron rod set;
Northeasterly with a curve to the right, said curve having a radius of 11,775.00', an arc length of 166.57', a delta angle of 00°48'38", and a chord bearing North 79°30'02" East, for a distance of 166.57' to the POINT OF BEGINNING and CONTAINING 5.09 Acres or 221,831 square feet.

Being the same property conveyed to ECG/CRP Old Commercial Franklin, L.L.C by the Special Warranty Deed of record in Instrument Number 20200904-0101463, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1) Taxes for 2022 and subsequent years, a lien, but not yet due and payable.

2) Easement(s), terms and provisions set out in the Quitclaim Deed of Exchange of record in Instrument No. 20100518-0038108, in the Register's Office for Davidson County, Tennessee.

3) Grant of Anchor Easement of record in Instrument No. 20170714-0071021, in the Register's Office for Davidson County, Tennessee.

4) Agreement for Dedication of Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, of record as Instrument No. 20210107-0003235, in the Register's Office for Davidson County, Tennessee.

5) Declaration of Easements and Covenants, of record as Instrument No. 20210310-0031805, in the Register's Office for Davidson County, Tennessee.

6) Sewer Easement Agreement, of record as Instrument No. 20210312-0033425, in the Register's Office for Davidson County, Tennessee.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 12th day of October, 2022.

Robert L. Scruggs, Affiant 10-12-2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 12th day of October, 2022.

Notary's Signature

STATE OF TENNESSEE NOTARY PUBLIC

Commission Expires: January 10, 2023