Karen Johnson Davidson County
Batch# 930168 DEEDWARRSP
10/17/2022 09:17:41 AM 4 pgs
Fees: $23.00 Taxes: $12,765.00
20221017-0113149

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

FROM: **PBK Property Management TN LLC, a Delaware limited liability company**

TO: **The Tennessee Credit Union**

Address New Owner as follows:
The Tennessee Credit Union
1400 8th Avenue, South
Nashville, TN 37203

Send Tax Bills to:
OWNER

Map/Parcel: 03402006200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,450,000.00

Affiant

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

OLLI MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **PBK PROPERTY MANAGEMENT TN LLC, a Delaware limited liability company,** hereby bargain, sell, transfer and convey unto **THE TENNESSEE CREDIT UNION**, its Successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to PBK Property Management TN LLC, a Delaware limited liability company by Special Warranty Deed from 890 Rivergate, LLC, a Tennessee limited liability company, dated January 8, 2015, and filed at Instrument No. 20150108-0002288, Register's Office for Davidson County, Tennessee.

Property is improved and known as: 890 Rivergate Parkway, Goodlettsville, TN 37072

Said property is transferred subject to the limitations, restrictions and encumbrances set forth below:

1. Ad Valorem real property taxes and assessments for 2022 and subsequent years.
2. All easements, covenants, conditions, restrictions and other agreements and other matters of record.
3. All matters which would be disclosed by a recent and accurate survey of the property.
4. Municipal, zoning and subdivision laws and ordinances.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **The Tennessee Credit Union**, its successors and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the improvements located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 12 day of October, 2022.

PBK PROPERTY MANAGEMENT TN LLC

by: Aleksandr Shkolnikov
its: Managing Member

STATE OF Virginia :
COUNTY OF FAIRFAX :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aleksandr Shkolnikov, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of PBK PROPERTY MANAGEMENT TN LLC, the within named bargainor, a limited liability company, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Managing Member.

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

Notary Public ELVIS DOBRO

My Commission Expires: August 31st, 2025

ELVIS DOBRO
NOTARY PUBLIC
REG. #7705854
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2025

EXHIBIT "A" **GF#: 23402**

Legal Description

LAND in Davidson County, Tennessee, being Lot A as shown on the final plat entitled "Resubdivision Lot A, Rivergate Park" of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Rivergatte Parkway, formerly known as Two Mile Pike, as widened, said point being the northwest corner of Lot A as shown on the final plat entitled "Resubdivision Lot A, Rivergate Park" of record in Book 4470, page 80, Register's Office for Davidson County, Tennessee; thence North 71 deg 24 min 00 sec East, a distance of 34.15 feet to a point; thence, in a southeasterly direction with a curve to the left having a central angle of 37 deg 46 min 24 sec, a radius of 343.00 feet, an arc length of 226.13 feet, and a chord bearing and distance of South 55 deg 36 mn 46 sec East, 222.06 feet to a point; thence South 15 deg 30 min 00 sec West, a distance of 27.44 feet to a point; thence South 71 deg 25 min 00 sec West, a distance of 127.50 feet to a point; thence in a northwesterly direction with a curve to the right having a central angle of 90 deg 00 min 01 sec, a radius of 25.00 feet, a distance of 39.27 feet, and a chord bearing and distance of North 63 deg 35 min 00 sec West, 35.36 feet to a point; thence North 18 deg 35 min 00 sec West a distance of 175.00 feet to the point of beginning.