RECORDING INFO	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 932293 DEEDWARRSP 10/20/2022 03:24:30 PM 3 pgs Fees: $18.00 Taxes: $11,655.00 20221020-0114583	The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,150,000.00 Affiant Sworn to and subscribed before me this 20 day of October, 2022. Notary Public My Commission Expires:
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
2014 Gladstone, LLC 2014 Gladstone Avenue Nashville, TN 37211	New Owner(s)	105-16-0-087-00

THIS SPECIAL WARRANTY DEED is made and effective as of the 20th day of October, 2022 (the "***Effective Date***"), by and between:

COSCO ELECTRIC, INC., A TENNESSEE CORPORATION ("***Grantor***"); and

2014 GLADSTONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot Nos. 90, 91 & 92 on the Plan of Map of Corinne Place of record in Plat Book 332, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cosco Electric, Inc., a Tennessee Corporation by Warranty Deed from Neil H. Dobyns and wife, Barbara Dobyns of record in Instrument No. 20040123-009403 Register's Office for Davidson County, Tennessee, dated January 22, 2004 and recorded on January 23, 2004.

This Property is not the marital or primary residence of Grantor and/or Grantor's Spouse.

This is improved property commonly known as 2014 Gladstone Avenue, Nashville, TN 37211.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matter

1. All matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

2. Stormwater Attention Agreement of record in Instrument Number 20040715-0084332, in the Register's Office for Davidson County, Tennessee.

3. Utility Easement of record in Book 5455, Page 15, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on survey of John Alan Hood, Tennessee R.L.S. No. 1838, dated September 26, 2022.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, the Property is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise, and excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Cosco Electric, Inc., a Tennessee Corporation

BY: _____
Costantini V. Costa
President

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, COSTANTINI V. COSTA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Cosco Electric, Inc., a Tennessee Corporation, and is authorized and empowered to execute this instrument on behalf of such corporation as its free act and deed.

Witness my hand, at office, this 20 day of October, 2022.

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2023

_____
Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 20th day of October 2022.

Patti Robitaille

Affiant Signature

Date: 10/20/2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 20th day of October, 2022.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY