THIS INSTRUMENT PREPARED BY:
Jeff Browning
Browning Properties, LLC
P.O. Box 2725
Brentwood, Tennessee 37024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,600,000.00

Affiant

Subscribed and sworn to before me this 15th day of December 2022.

Notary Public

My Commission Expires:

My Commission Expires
April 20, 2024

LEILA TAHRIRI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 952751 DEEDWARRSP
12/19/2022 09:06:35 AM 5 pgs
Fees: $28.00 Taxes: $24,420.00
20221219-0130590

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Shaar Forero Properties, Inc. Attn: William Shaar 4313 Belle Mina Lane Franklin, TN 37064	SAME	Tax Map 147-16, Parcel 40

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SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, RLD COMPANY, INC., a Tennessee corporation, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SHAAR FORERO PROPERTIES, INC., a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

See attached Exhibit A

Said property is transferred subject only to the matters set forth on Exhibit B (the "Permitted Encumbrances"), attached hereto and made a part hereof.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors or assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), 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.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 14th day of December, 2022.

GRANTOR:

RLD COMPANY, INC.,
a Tennessee corporation

By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Raymond L. Danner, Jr., 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 President of RLD Company, Inc., the within named bargainor, a Tennessee corporation, and that he, as such officer of the corporation,and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such President.

Witness my hand and seal this the 14th day of December, 2022.

_____
NOTARY PUBLIC

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My Commission Expires: 3-6-2024

EXHIBIT A

Description of the Real Property

The real property conveyed hereby is improved with a property address of: 4854 Nolensville Pike, Nashville, TN 37211. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

BEING located in the 30th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 41A and 31A (State Route 11, Nolensville Pike) and Fairlane Drive intersection and being all of Lot 2 of the Revised Final Subdivision Plat (2 Lots) Lots 1 and 2 Fairlane Square Shopping Center as recorded as Instrument #20050216-0017694, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron rod, said point being common with Lot 1 and easterly right-of-way of Nolensville Pike, N 10°12'04" W a distance of 131.45' to a new iron rod;

Thence N 79°47'56" E a distance of 5.00' to a new iron rod;
Thence N 10°12'04" W a distance of 271.00' to a new iron rod;

Thence with a curve turning to the left with an arc length of 210.00', with a radius of 2726.00', with a chord bearing of N 12°24'29" W, with a chord length of 209.95', to a new iron rod;

Thence leaving said Nolensville Pike and continuing along with Calhoun Cemetery (No Deed Reference), N 74°24'59" E a distance of 277.00' to a new iron rod;

Thence N 18°03'18" W a distance of 170.00' to a new iron rod;

Thence with Walker (Deed Book 5021, Page 473) and Morton (Instrument 20010809-0086085) S 87°55'00" E a distance of 206.00' to an existing concrete monument;

Thence with Lots 348 to 354 of Fairlane Park - Section III (Plat Book 2331, Page 146) S 13°06'02" E a distance of 270.50' to a new iron rod;

Thence S 25°17'54" E a distance of 226.00' to a new iron rod;
Thence S 26°33'45" E a distance of 75.50' to a new iron rod;
Thence S 40°45'04" E a distance of 75.22' to an existing iron rod;
Thence S 16°09'07" E a distance of 189.80' to a new iron rod;

Thence with the northerly right-of-way of Fairlane Drive, with a curve turning to the left with an arc length of 17.00', with a radius of 858.80', with a chord bearing of S 73°50'44" W, with a chord length of 17.00', to an existing concrete monument;

Thence S 73°16'43" W a distance of 270.51' to an existing concrete monument;

Thence with a curve turning to the left with an arc length of 150.74', with a radius of 282.00', with a chord bearing of S 58°07'30" W, with a chord length of 148.95', to a new iron rod;

Thence S 42°39'06" W a distance of 6.10' to a new iron rod;

Thence with Lot 1, N 10°07'55" W a distance of 142.72' to a PK Nail;

Thence S 79°47'56" W a distance of 173.68' to an existing iron rod; which is the point of beginning, having an area of 390,453 square feet, 8.964 acres more or less.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

4815-0130-9786

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Matters appearing on the plat recorded in Plat Book 2331, Page 145 and Instrument No. 20050105-0001854 as Revised in Instrument No. 20050216-0017694, in the Register's Office of Davidson County, Tennessee, including, but not limited to, any building setback lines and/or easements lying within Property set forth herein.

3. Lease recorded in Book 5678, Page 527 as Amended in Book 5678, Page 548 and Book 5678, Page 550, in the Register's Office of Davidson County, Tennessee.

4. Short Form Lease recorded in Instrument No. 20110818-0064084, in the Register's Office of Davidson County, Tennessee.