Karen Johnson Davidson County
Batch# 957231 DEEDWARRSP
01/04/2023 08:02:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20230104-0000413

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Spencer Fane Bone McAllester (APP)
511 Union Avenue, Suite 1000
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	MAP/PARCEL NO:	SEND TAX BILLS TO:
MKTD, LLC Attn: Valerie Marie Berry 3283 Franklin Limestone Road Antioch, Tennessee 37013	148-00-0-060.00 148-00-0-061.00	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **TERRON MERCER**, a married man (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **MKTD, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property located at 3281 & 3283 Franklin Limestone Road, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto. Grantor makes no warranty as to the amount of acreage in the Property.

[Signatures on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 30th day of December, 2022.

GRANTOR:

Terron Mercer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terron Mercer, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30 day of December, 2022.

Notary Public

MICHELLE GOODEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

My commission expires: 9/7/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this 30 day of December, 2022.

Notary Public

My Commission Expires: 9/7/26

MICHELLE GOODEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

Exhibit A

[Legal Description]

TRACT 1

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of A.G. Payne's Quinn and Bigley Lands, as of record in Minute Book "J", Page 391, Chancery Court at Nashville, described as follows:

Beginning in the center of Franklin Limestone Road (f/k/a Mims Road) at the southwest corner of that part of said Lot No. 2 conveyed to Thomas R. Herrod and wife, by deed from J.E. Foster, et al., of record in Book 2644, page 49, Register's Office for said County; thence, with the center of said Road; westwardly 90 feet to the southeast corner of that part of said Lot No. 2 formerly owned by J.E. Foster, of record in Book 965, page 50, said Register's Office; thence with said Foster's eastern boundary lines; northwardly 210 feet; thence, eastwardly 90 feet to the northeast corner of said Herrod property; thence, with said Herrod's western boundary line, southwardly 210 feet to the beginning.

Being the same property conveyed to LEGENDARY INTENSIVE CARPET RESTORATION ASSOCIATES, by deed from VIRGINIA BOND, A WIDOW, of record in Instrument No. 20040209-0015404, dated January 30, 2004, said Register's Office.

LEGENDARY INTENSIVE CARPET RESTORATION ASSOCIATES conveyed property to TERRON MERCER, by quitclaim deed of record in Instrument No. 20050202-0012513, dated January 28, 2005, said Register's Office.

TRACT 2

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of A.G. Payne's Quinn and Bigley Lands, as of record in Minute Book "J", Page 391, Chancery Court at Nashville, described as follows:

Beginning in the center of Franklin Limestone Road (f/k/a Mims Road) at the southwest corner of that part of said Lot No. 2 conveyed to Earl Nease, et al., by deed from J.T. Brown and wife, of record in in Book 1085, page 585, Register's Office for said County, thence with said Nease's western boundary line, northerly 210 feet; thence westerly 90 feet; thence southerly 210 feet to the center of said Road; thence with same easterly 90 feet to the beginning.

Being the same property conveyed to TERRON MERCER, by deed from KATAYOUN JAFARIAN, of record in Instrument No. 20070619-0073406, dated June 19, 2007, said Register's Office.

Exhibit B

[Permitted Encumbrances]

1. Matters shown on the Plan of record in Minute Book "J", page 391, Chancery Court for said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Charles W. Bone, 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 12-30-22 (date of document).

Affiant Signature

1-3-23
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of January, 2023.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY