Karen Johnson Davidson County
Batch# 961110 DEEDWARRSP
01/13/2023 11:47:30 AM 7 pgs
Fees: $38.00 Taxes: $11,470.00
20230113-0003034

SPECIAL WARRANTY DEED

Prepared by and Return to:	**Property Owner and Mail Tax Bills To:**	**Property Address:**	**Tax Parcel No(s).:**
Waller Lansden Dortch & Davis, LLP 511 Union Street, Suite 2700 Nashville, TN 37219	Commodore Partners, L.L.C. c/o StateStreet Group, L.L.C. 1902 Wedgewood Ave 2nd Floor Nashville, TN 37212	1227 Fesslers Lane Nashville, TN 37210	106-09-0-052.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 13th day of January, 2023, by and between **LINDA D. EDWARDS, TRUSTEE OF THE LINDA D. EDWARDS REVOCABLE TRUST DATED DECEMBER 22, 2020**, as to a 50% undivided interest, and **ROBERT S. DURRETT**, as to a 50% undivided interest, as tenants in common (hereinafter together referred to as "Grantor"), and **COMMODORE PARTNERS, L.L.C.**, a Mississippi limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

Linda D. Edwards Trustee of the Linda D. Edwards Revocable Trust Dated December 22, 2020

LINDA D. EDWARDS, Trustee of the Linda D. Edwards Revocable Trust dated December 22, 2020

STATE OF Florida)
COUNTY OF Indian River)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda D. Edwards, Trustee of the Linda D. Edwards Revocable Trust dated December 22, 2020, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained in her capacity as Trustee of the Linda D. Edwards Revocable Trust dated December 22, 2020.

WITNESS my hand and official seal at Vero Beach, Florida, this 6 day of January, 2023

BEN C SALTZ
Notary Public - State of Florida
Commission # HH 146049
My Comm. Expires Jul 9, 2025
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 7-9-2025

[additional signature page follows]

4863-5706-8614.2

ROBERT S. DURRETT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Durrett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of January, 2023.

CATHERINE M. NEVES
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

Catherine M Neves
Notary Public

My Commission Expires: Sept. 08, 2025

4863-5706-8614.2

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **Three Million One Hundred Thousand and No/100 Dollars ($3,100,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Agent

Affiant

Subscribed and sworn to before me this 4th day of January, 2023.

Notary Public

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4863-5706-8614.2

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of McIntyre Industrial Subdivision of record in Plat Book 3600, Page 99, 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 Robert S. Durrett and Linda Durrett Edwards, an undivided one-half interest each as tenants in common, by Warranty Deed of record in Book 5102, Page 109, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Linda D. Edwards, Trustee of the Linda D. Edwards Revocable by Quitclaim Deed from Linda Durrett Edwards of record in Instrument No. 20210420-0052520, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Rights of the following tenants in possession as of the date hereof, as tenants only, under an unrecorded lease agreement without rights of purchase: Ryder Truck Rental, Inc.

2. Real Estate taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable.

3. Matters shown on the Plan of record in Book 3600, Page 99, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 January 13, 2023 (date of document).

Affiant Signature

January 13, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of January, 2023.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY