FIRST AMERICAN TITLE

Karen Johnson Davidson County
Batch# 963417 DEEDWARRSP
01/23/2023 01:41:30 PM 7 pgs
Fees: $38.00 Taxes: $10,730.00
20230123-0005133

This instrument prepared by:

Federman Steifman LLP
220 East 42nd Street, 25th Floor
New York, New York 10017
Attention: Peter J. Mannarino

After Recording, Return to:

NR Auto Store 23, LLC
PO Box 76253
Atlanta, Georgia 30358
Attention: Logan Leslie

SPECIALWARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NR Auto Store 23, LLC	NR Auto Store 23, LLC	
(NAME) PO Box 76253	(NAME) PO Box 76253	131050C35 400CO
(STREET ADDRESS OR ROUTE NUMBER) Atlanta, Georgia 30358	(STREET ADDRESS) Atlanta, Georgia 30358	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS SPECIAL WARRANTY DEED, is made this 20th day of January, 2023, by and between **DUSTIN A. HENSLEY**, an individual (Grantor"), whose address is 1012 Sweet Oak Ridge, Hendersonville, Tennessee 37075 and **NR AUTO STORE 23, LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is PO Box 76253, Atlanta, Georgia 30358.

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, its successors and assigns forever, Grantor's right, title and interest in, to and under all that certain tract of land situated and being in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof, together with any and all right, title and interest of Grantor to the use of any easements, reciprocal parking agreements, and appurtenant rights to such real property, the buildings and improvements located thereon, and all rights and benefits appurtenant to such real property, including but not limited to: all tenements and hereditaments; all mineral, water and irrigation rights, if any, running with or otherwise pertaining to such

real property; all interest, if any, in any roads adjoining such real property; all interests, if any, in any award made or to be made or settlement in lieu thereof for damage to such real property or any portion thereof by reason of condemnation, eminent domain or exercise of police power; and all buildings and improvements located on such real property, including machinery, equipment and systems necessary for the operation of the improvements on such real property that are "fixtures" pursuant to applicable law (the "Property"), SUBJECT, HOWEVER, to easements, rights of way and other matters of record in the official land records of Davidson County, Tennessee (the "Permitted Exceptions").

Being the same property conveyed to Dustin A. Hensley and William Conoly Brown by deed from Randall Colton Wherry of record in Instrument No. 201605310054495, and further conveyed to Dustin A. Hensley by deed from William C. Brown of record in Instrument No. 201709050090750, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1213 Northgate Business Parkway, Madison, Tennessee 37115.

TO HAVE AND TO HOLD all and singular the Property together with all and singular the rights, and appurtenances to the Property belonging or in any wise incident or appertaining unto the Grantee, its successors and assigns, in Fee Simple forever. Subject to the Permitted Exceptions, Grantor does hereby bind itself, its successors and assigns, to specially warrant and forever defend all and singular the said premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by through or under Grantor, but not otherwise.

[***Signature Page Follows***]

IN WITNESS THEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

GRANTOR:

Dustin A. Hensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 18th day of January, 2023.

Notary Public

Commission Expiration: 5/7/2024

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ 2,900,000.00.

Dustin A. Hensley

Sworn to and subscribed before me this 18th day of January, 2023.

Notary Public

My Commission Expires:

5/7/2024

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Northgate Business Park, of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin A. Hensley and William Conoly Brown by deed from Randall Colton Wherry of record in Instrument No. 201605310054495, and further conveyed to Dustin A. Hensley by deed from William C. Brown of record in Instrument No. 201709050090750, in the Register's Office of Davidson County, Tennessee.

STATE OF Arizona)
COUNTY OF Maricopa)

I, Luci Goggins hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $2,900,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

L Goggins
Affiant

Subscribed and sworn to before me this 20 day of JANUARY, 2023.

Notary Public

My Commission Expires: 2.15.2026

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026

Tennessee Certification of Electronic Document

I, Luci Goggins, 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 1-20-2023 (date of document).

L. Doggins
Affiant Signature

1-20-2023
Date

State of ARIZONA

County of MARICOPA

Sworn to and subscribed before me this 20 day of JANUARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-15-2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026