Special Warranty Deed

Karen Johnson Davidson County Batch# 990825 DEEDWARRSP 04/12/2023 10:23:30 AM 6 pgs Fees: $33.00 Taxes: $32,560.00 20230412-0026732	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $8,800,000.00. Affiant Subscribed and sworn to before me, this the 5th day of April, 2023. Notary Public My commission expires:

STEPHANIE MERIDA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

THIS INSTRUMENT WAS PREPARED BY
WOOD STABELL LAW GROUP, PLLC
4535 HARDING PIKE STE. 100
NASHVILLE, TN 37205

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Regeneration Nashville, Inc. P.O. Box 448 Goodlettsville, TN 37070	*NEW OWNER*	026 13 0 069.00

FOR AND IN CONSIDERATION of the above captioned sum, 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, **AUTOMOTIVE PROPERTIES, L.L.C.**, a Tennessee limited liability company, and **Darcy Eatherly as Trustee of the STEVEN EATHERLY LEGACY TRUST** (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **REGENERATION NASHVILLE, INC.**, a Tennessee non-profit corporation ("Grantee"), its successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This improved property is known as 709 RIVERGATE PARKWAY, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said real estate to said Grantee(s), its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever 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, the undersigned has executed this Special Warranty Deed effective as of the 4th day of April, 2023.

GRANTOR:

AUTOMOTIVE PROPERTIES, L.L.C.

By: _____
Donnie Eatherly, Authorized Party

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donnie Eatherly, with whom I am personally acquainted or who have proven to me on the basis of satisfactory evidence to be the person whose name is subscribed herein, and who, upon oath, acknowledged himself to be the Authorized Party of Automotive Properties, L.L.C., a Tennessee limited liability company, the within named bargainor, and that he as Authorized Party, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Party, and that the foregoing instrument is the voluntary act and deed of the limited liability company.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of April, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

NANCY W. STABELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 10 day of April, 2023.

GRANTOR:

STEVEN EATHERLY LEGACY TRUST

By: Darcy Eatherly, Trustee
Darcy Eatherly, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Darcy Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee of the STEVEN EATHERLY LEGACY TRUST, the within named bargainor, and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the STEVEN EATHERLY LEGACY TRUST as Trustee.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this the 10 day of April, 2023.

NOTARY PUBLIC
My Commission Expires:

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

4892-9395-7465, v. 1

EXHIBIT A

Property Description

A tract of land in the Second Civil District, City of Goodlettsville, Davidson County, Tennessee, being generally located west of Rivergate Parkway (Formerly Two Mile Parkway) and east of Interstate 65; and being more particularly described as follows:

Beginning at an existing Mag nail on the westerly margin of Rivergate Parkway (Formerly Two Mile Parkway) at the southeast corner of Roger C. Fitzpatrick of record in Book 20110711, Page 0053045 R.O.D.C. TN; Thence, Leaving said west margin with the southern line of Roger C. Fitzpatrick , S 67 deg. 12'53" W 194.16 feet to a iron pin old

Thence, S 19 deg. 07' 32" E 90.01 feet to a new iron pin;

Thence, S 67 deg. 09' 46" W 584.89 feet to an existing capped iron pin;

Thence, With the easterly boundary of SROA 719 Rivergate TN., LLC. record in Book 20190607 Page 0064868 R.O.D.C. TN. N 22 deg 21'21" W 522.76 feet to an existing PK Nail;

Thence, Leaving SROA 719 Rivergate TN., LLC. N 67 deg. 35' 18" E 743.60 feet to a point;

Thence, With a curve to the left 60.50 feet to a point on the west margin of Rivergate Parkway (Formerly Two Mile Parkway); said curve having a radius of 40.00 feet, central angle 86 deg. 39' 07", tangent 37.73, and chord bearing and distance N 24 deg. 15' 43" E 54.89 feet;

Thence, With said west margin of Rivergate Parkway (Formerly Two Mile Parkway) S 19 deg. 03' 48" E 87.80 feet to a set iron pin;

Thence, Leaving said west margin of Rivergate Parkway (Formerly Two Mile Parkway) and with Jasser, Yaser & Naser Mahmoud of record in Book 20120521, Page 0043534, R.O.D.C. TN S 67 deg. 34' 02" W 167.14 feet to a concrete monument;

Thence, S 19 deg. 07'28" E 379.14 feet to a set iron pin;

Thence, N 67 deg. 12' 53" E 194.16 feet to the point of beginning.

Containing 320,72 square feet or 7.36 acres more or less.

Being a portion of the same property conveyed to AUTOMOTIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, of record in Book 10311, Page 806, date December 19, 1996, said Register's Office.

EXHIBIT B

Permitted Exceptions

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

2. Matters shown on the Plan of record in Book 5050, page 7 and Book 5190, page 183, said Register's Office.

3. Overhead Line Easement of record in Book 5018, page 309, said Register's Office.

4. Utility and Right of Way Easement of record in Book 5183, page 21 and Book 7497, page 13, said Register's Office.

5. Easements as set forth in the Consent Judgment and Final Decree of record in Book 8555, Page 599, said Register's Office.

6. Communication Systems Right of Way and Easement Agreement of record in Book 6792, Page 212, said Register's Office.

7. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

8. All matters shown on the plat of survey by L. Steven Bridges, Tenn. RLS No. 1740, with L. Steven Bridges, Jr., dated April 5, 2023, last revised 4/10/2023, and designated as Job No. 6373.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 ~~4/11/2023~~: 4/10/2023 JB

4/11/2023

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of April, 2023

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025