Karen Johnson Davidson County
Batch# 1037646 DEEDWARRSP
08/11/2023 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $8,325.00
20230811-0062670

SPECIAL WARRANTY DEED

FROM: William H. Emery

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: 3701 Gallatin Pike Partners, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
3701 Gallatin Pike Partners, LLC 408 38th Avenue North Nashville, TN 37209	Same	072 03 0 002.00 072 03 0 003.00 072 03 0 004.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,250,000.00.

Affiant

Sworn to and subscribed before me, this 10th day of August, 2023.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Emery** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **3701 Gallatin Pike Partners, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 3701, 3705 and 3707 Gallatin Pike, Nashville, Davidson County, Tennessee 37216.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 10th day of August, 2023.

SELLER: _____

William H. Emery by Victor C. Emery Attorney-in-Fact for William H. Emery pursuant to Durable Power of Attorney of record at Instrument No. 20191204-012083, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Victor C. Emery, 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 Attorney-in-Fact for William H. Emery, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Attorney-in-Fact for William H. Emery.

Witness my hand and seal, at Office in Nashville, Tennessee this 10th day of August, 2023.

My Commission Expires: 1/11/26

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 4, 5, 6 and 7, as shown on the map entitled Patterson and Youngs Subdivision, of record in Book 547, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description and also being more particularly described as follows:

Beginning at the Southwest corner of Lot 4 on said plat, said point being at the back of sidewalk of Gallatin Pike;

Thence N 58'42'29" W, 199.87 Feet to an old iron rod;

Thence N 31'00'46" E, 219.56 Feet to an old iron rod;

Thence, S 58'56'32" E, 199.93 Feet to an old iron rod at the back of sidewalk of Gallatin Pike;

Thence, S 31'01'49" W, 220.38 Feet; which is the point of beginning, and having an area of 43,972 Square Feet, or 1.01 Acres as shown on survey of Paul G. Weatherford, TN RLS#1941, Weatherford & Associates, LLC 5011 Market Place, Unit F, Mt. Juliet, TN 37212, dated November 10, 2022, bearing Project No. 22-1830.

Being the same property conveyed to ARKAN AL-HASNAWI, by deed from WILLIAM H. EMERY, of record in Instrument No. 20110330-0024313, dated March 15, 2011, said Register's Office.

Also, being the same property conveyed to WILLIAM H. EMERY, by deed from MARK A. ELMORE, TRUSTEE, dated November 10, 2011, of record in Instrument No. 20111115-0089251, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 547, Page 38, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4315, Page 988, Register's Office for Davidson County, Tennessee.

4. All matters as shown on survey of Paul G. Weatherford, TN RLS#1941, Weatherford & Associates, LLC 5011 Market Place, Unit F, Mt. Juliet, TN 37212, dated November 10, 2022, bearing Project No. 22-1830.

Certificate of Authenticity

I, Megan Ross, 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 08-10-2023.

Date

Megan Ross

Affiant Signature

08-11-2023

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 11 day of August, 2023.

Lisa Farris

Notary's Signature

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)

