This Instrument prepared by: & return to
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1038845 DEEDWARRSP
08/16/2023 09.58 00 AM 5 pgs
Fees: $28 00 Taxes $6,623.00

20230816-0063778

ADDRESS NEW OWNER.	SEND TAX BILLS TO.	MAP-PARCEL
Hickory Hollow Investments LLC, a Tennessee limited liability company	New Owner	
3660 Central Pike, Suite A		163-00-0-066.01
Nashville, TN 37076		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Everest Investments, G.P., a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Hickory Hollow Investments LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows

Land lying in Davidson County, Tennessee, being more particularly described as follows

Beginning at an existing iron rod on the northerly right-of-way line of Hickory Hollow Parkway at a common corner with 5160 HHP, LP , as of record in Deed Instrument No 20211230-0171699, at the Register's Office for Davidson County, Tennessee,

Thence with the northerly right-of-way line of Hickory Hollow Parkway along a curve to the right with an arc length of 539.81 feet, the radius of which is 1474.17 feet, the central angle of which is 20 deg 58 min 50 sec, the chord of which is North 48 deg 59 min 22 sec West, 536 80 feet to an existing iron rod at a common corner with Teh-Mao Liu and HMC, LLC, as of record in Deed Instrument No 20221026-0115833, at said Register's Office,

Thence leaving the northerly right-of-way line of Hickory Hollow Parkway with the easterly property line of Teh-Mao Liu and HMC, LLC, North 10 deg 28 min 55 sec West, 244 95 feet to an existing iron rod;

Thence with the southerly property line of Teh-Mao Liu and HMC, LLC, South 68 deg 22 min 39 sec East, 389 12 feet to an existing iron rod at a corner common with Vastland Development, LLC , South 64 deg 51 min 15 sec East, 163.39 feet to an existing iron rod at a corner common with said 5160 HHP, LP ;

Thence with the westerly property line of 5160 HHP, LP., South 06 deg 24 min 42 sec West, 53 06 feet to an existing iron rod,

Thence South 09 deg 22 min 36 sec West, 332 01 feet to the point of beginning, containing 155,697

square feet (3.57 acres more or less) as shown on survey by Michael H. Charette TN R.L.S #2048 dated June 16, 2023 (JOB #23055 MCH)

Being the same property conveyed to Everest Investments, a general partnership by Warranty Deed from Raymond D Thurman and wife, Doris Elaine Thurman of record in Instrument No 20070202-0014105, in the Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 2, 2007, as corrected by Deed of Correction of record in Instrument No 20070806-0093089, said Register's Office

Being the same property conveyed to Everest Investments, G P by Warranty Deed from Raymond D Thurman and wife, Doris Elaine Thurman of record in Instrument No. 20140731-0068173, in the Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on July 31, 2014.

Being the same property conveyed to Everest Investments, G P by Quitclaim Deed from Everest Investments, G.P., a Tennessee general partnership of record in Instrument No. 20151228-0129661, in the Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 28, 2015, for the purpose of combing two tracts into one address

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **5144 Hickory Hollow Parkway, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 14 day of August, 2023.

Everest Investments, G.P., a Tennessee general partnership

BY: Sudhakar V Reddy
Sudhakar Reddy, Managing Partner

State of Tennessee
County of Williamson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Sucharan Reddy 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 Managing Partner of Everest Investments G.P., the within named bargainor, and that he as such Managing Partner executed the foregoing instrument for the purpose therein contained by personally signing the name of Everest Investments GP, as Managing Partner.

Witness my hand and official seal at office this 14 day of August, 2023

NOTARY PUBLIC
My Commission Expires: 9/2/24

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,790,000.00.

Affiant

Subscribed and sworn to before me this 14th day of August, 2023.

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/2/24

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20071114-0133320, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20080428-0043018, in the Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080428-0043071, in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 2090908-0083865, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20090908-0083881, in the Register's Office for Davidson County, Tennessee.

7. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.

8. Drainage Easement Agreement of record in Instrument Number 20211230-0171700, in the Register's Office for Davidson County, Tennessee.

9 Matters shown on survey by Michael H. Charette TN R.L.S. #2048 dated June 16, 2023 (JOB #23055 MCH)

10. Rights of tenants, as tenants only, under recorded or unrecorded leases.

NOTES

1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE 811 1-800-351-1111

2) PARCEL NUMBERS SHOWN THUS (66) REFER TO TAX MAP 163

3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 47037C0391 H DATED 04-05-17 IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA FLOOD ZONE X

4) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED

5) THIS PROPERTY IS CURRENTLY ZONED MUL

6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY

TITLE EXCEPTIONS

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR ALL INFORMATION REGARDING RECORD EASEMENTS ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO P23-13982-EM-1 DATED 5/22/2023 PREPARED BY CHICAGO TITLE INSURANCE COMPANY THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE REFERENCED COMMITMENT SCHEDULE B -SECTION II

EXCEPTION ITEM NO.

8 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20071114-0133320 in the Register's Office for Davidson County Tennessee.

10 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20080428-0043018 in the Register's Office for Davidson County Tennessee.

11 Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080428-0043071 in the Register's Office for Davidson County Tennessee

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20090908-0083585 in the Register's Office for Davidson County Tennessee

13 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20090908-0083681 in the Register's Office for Davidson County Tennessee

14 Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Numbe 20130228-0017172 in the Register's Office for Davidson County Tennessee.

15 Drainage Easement Agreement of record in Instrument Number 20211230-0171700 in the Register's Office for Davidson County Tennessee

16 Rights of tenants, as tenants only under recorded or unrecorded leases

17 Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract.

DEED REFERENCE

DEED INSTRUMENT No 20151228-0129661
REGISTER'S OFFICE of DAVIDSON COUNTY Tn
OWNER OF RECORD EVEREST INVESTMENTS GP

TOTAL AREA

155,468 Sq Ft (3 57 ACRES ±)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA, and NSPS The field work was completed on June 7 2023

I further certify that this is a category 1 survey and the survey was performed in accordance with the current standards of practice for surveyors in Tennessee and the unadjusted closure is at least 1 10 000

CHERRY LAND SURVEYING INC
622 WEST IRIS DRIVE
NASHVILLE TENNESSEE 37204
(615)269-3972 FAX.(615)269-9345
E-MAIL cherryls@comcast net

MICHAEL H CHARETTE R.L.S # 2048

©

SURVEYED DESCRIPTION

Being a tract of land lying in Davidson County Tennessee and being more particularly described as follows

Beginning at an existing iron rod on the northerly right-of-way line of Hickory Hollow Parkway at a corner common with 5160 HHP LP as of record in Deed Instrument No 20211230-0171699 at the Register's Office for Davidson County Tennessee

Thence with the northerly right-of-way line of Hickory Hollow Parkway along a curve to the right with an arc length of 539.81 feet, the radius of which is 1474.17 feet, the central angle of which is 20 deg 58 min 50 sec, the chord of which is North 48 deg 59 min 22 sec West, 536.80 feet to an existing iron rod at a corner common with Teh-Mao Liu and HMC LLC as of record in Deed Instrument No. 20221026-0115833 at said Register's Office

Thence leaving the northerly right-of-way line o Hickory Hollow Parkway with the easterly property line of Teh-Mao Liu and HMC LLC North 10 deg 28 min 55 sec West, 244 95 feet to an existing iron rod

Thence with the southerly property line of Teh-Mao Liu and HMC LLC, South 68 deg 22 min 39 sec East, 389 12 feet to an existing iron rod at a corner common with Vastland Development Inc., as of record in Deed Instrument No. 20051228-0143118 at said Register's Office

Thence with the southerly property line of Vastland Development LLC, South 64 deg 51 min 15 sec East, 163.39 feet to an existing iron rod at a corner common with said 5160 HHP LP.,

Thence with the westerly property line of 5160 HHP LP., South 08 deg 24 min 42 sec West, 53 06 feet to an existing iron rod

Thence South 09 deg 22 min 36 sec West 332.01 feet to the point of beginning containing 155 537 square feet (3.57 acres more or less)

Being the same property conveyed to Everest Investments, GP., as of record in Deed Instrument No. 20151228-0129661 at said Register's Office.

GPS NOTE

A Topcon Hiperlite Plus utilizing an Opus GPS positional solution to establish horizontal control Tennessee State Plane Grid (NAD-83) and vertical control (NAVD-88) was used for this survey A post and horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon

STATE PLANE

LEGEND

WATER VALVE — WV
WATER METER — WM
FIRE HYDRANT — FH
GAS METER — GM
GAS VALVE — GV
IRON ROD NEW — IR(N)
IRON ROD OLD — IR(O)
CLEAN-OUT — CO
GUARD POST — GP
SIGN POST
CATCH BASIN
MANHOLE — MH
UTILITY POLE
LIGHT POLE
PROPERTY LINE
EDGE OF PAVEMENT
EDGE OF CONC.
WALL
CURB
OVERHEAD UTILITY — OH
WATER LINE — W
SEWER LINE — SA
GAS LINE — G
STORM SEWER/CULVERT — ST
FENCE LINE — X

TITLE DESCRIPTION

TRACT ONE
A tract land in the 2nd, formerly 5th, Civil Dist ict of Davidson County, Tennessee State, and described as follows: Beginning at an iron pin in the northerly margin of Hickory Hollow Pkwy at the southeast corner of the property conveyed to Aqin Aaron, a/k/a Tennessee Funding Company by deed of record in Instrument No 20060317-0031072, Register's Office for Davidson County Tennessee said point also being the southwest corner of the property conveyed to Raymond D Thurman and Doris Elaine Thurman by deed of record in Bo 8483 page 529 said Register's Office thence with the easterly line of Raymond D Thurman and Dona Elaine Thurman as follows North 28 degrees 01 m nutes 50 seconds east 182 72 feet to an iron pin set, North 09 degrees 01 minutes 50 seconds East 75 00 feet to an iron pi set North 05 degrees 58 minutes 10 seconds west 85.00 feet to an iro pin found at a fence corner thence with the southerly line of Hickory Hollow Townhomes of record in Book 9700 page 546 said Register's Office South 87 degrees 32 minutes 10 seconds east 183.55 feet to an iron pin set; thence South 04 degrees 08 minutes 50 seconds West 331.1 feet to an iron pin found at a fence corner thence with the westerly line of Ralph W Hicks, of record in Book 8568 page 753, said Register's Office, South 06 degrees 48 minutes 41 seconds West 330.26 feet to an iron pin found in the northerly margin of Hickory Hollow Pkwy with a curve to the right having the following characteristics: arc 332 70 feet, tangent 116.59 feet, radius 1474.17 feet, delta 08 degrees 03 minutes 38 seconds and a chord of North 57 degrees 54 minutes 08 seconds west 332 48 feet to the point of beginning and containing 1.368 acres more or less according to a survey by Burney Wall & Company 1923 Green Hills Boulevard Franklin, Tennessee Survey dated July 12, 2007

TRACT TWO
A tract land in the 2nd formerly 5th Civil District of said County and State and deed bed according to a copy of a survey thereof dated February 20 1969 by Gary R. Cummings Registered Land Surveyor Tennessee No 36 as follows
Beginning at a spike in the center of Corn Ridge Road about 1.0 mules east of Antioch said beginning point also being the southwest corner of McMorrough land thence along McMorrough's easterly line North 12 degrees, 12 minutes West 312.0 feet to an iron pin, thence along Chadd's line North 70 degrees, 10 minutes east 388.0 feet to an iron pin thence along Cramer's easterly line South 2 degrees, 30 minutes East 85.0 feet to an iron pin thence South 17 degrees, 30 minutes West 203.7 feet to a spike in the center of Corn Ridge Road, thence along the center of said road North 47 degrees 17 minutes West 215.0 feet to the point of beginning containing 2.19 acres more or less
Being the same property conveyed to Everest Investments a general partnership by Warranty deed from Raymond D Thurman and wife, Doris Elaine Thurman of record in Instrument No 20070202-0014105 Register's Office for Davidson County Tennessee, dated January 31 2007 and recorded on February 2, 2007 as corrected by Deed of Correction of record in instrument Number 20070206-0093060 said Register's Office

ALTA/NSPS LAND TITLE SURVEY
OF
5144 HICKORY HOLLOW PARKWAY
MAP 163, PARCEL 66 01
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE 1" = 30' - DATE JUNE 16 2023

30 0 15 30 60
GRAPHIC SCALE - 1" = 30

JOB# 23055 MHC