RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1039416 DEEDWARR
08/17/2023 10 47 33 AM 3 pgs
Fees $18 00 Taxes $3,700 00

20230817-0064205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Adas Enterprise, Inc	NEW OWNER	
(NAME)	(NAME)	051-08-0-187-00
1721 Haleys Hope Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GARY ALNER TOLIVER AND WIFE, ANN HANNIGAN TOLIVER AND RABON W. JOHNSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAS ENTERPRISE, INC.,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

All that certain piece, parcel or tract of land, together with any improvements thereon, situated, lying and being in the City of Nashville, County of Davidson, State of Tennessee, containing .50 acres, more or less and being more fully described, shown and delineated as Lot No. 1 on the plat of same surveyed for Yates Motor Company, Inc. by Barge, Waggoner, Sumner & Cannon, Engineers, dated October 9, 1974, and recorded in the Office of the Register of Deeds of Davidson County, Tennessee as Plat Book 4660, Page 130, said property being located in the northwest quadrant of the intersection of Due West Avenue and Gallatin Pike, 19th Civil District of Nashville, Davidson County, Tennessee, and being more fully shown and delineated on the aforesaid plat, as follows, to wit: BEGINNING at a spike located on the western margin of Gallatin Pike, whereon the same corners with Lot No. 2 as shown on aforesaid Plat, said spike being located 171.4 feet (measured along the said westerly margin of Gallatin Road) from the right of way of the intersection of Due West Avenue with Gallatin Pike, thence from said point of beginning along Lot No. 2, as shown on the aforesaid Plat, North 57 deg. 11 min. West for 215.56 feet to a spike; thence turning and running along property now or formerly of The Park Development Company, North 23 deg. 52 min. East for 100.0 feet to a spike; thence turning and running along property now or formerly of The Park Development Company and property now or formerly of the National Life and Accident Insurance Company, South 57 deg. 26 min. East for 224.46 feet to an iron pipe, which iron pipe is located on the westerly margin of Gallatin Pike; thence turning and running along the westerly margin of Gallatin Pike, South 29 deg. 00 min. West for 100.0 feet to a spike, this being the point of beginning.

Being the same property conveyed to Rabon W. Johnson, Gary A. Toliver and J.D. S8ircy and wife, Melba Sircy as Tenants in common each holding a one-third interest (J.D. Sircy and wife, Melba Sircy to hold together a one-third interest as tenants by the entirety) by Special Warranty Deed from NCNB National Bank of North Carolina, as Trustee for the NCNB Corporation and Designated Subsidiaries Retirement Plan and Trust as successor to Bankers Trust of South Carolina, N.A., as Trustee under the Pension Plan and Trust of Bankers Trust of South Carolina of record in Book 7986, page 858, Register's Office for Davidson County, Tennessee, dated November 16, 1989.

Being the same property conveyed to Rabon W. Johnson and Gary A. Toliver, as tenants in common (conveyed a 1/3rd undivided interest) by Warranty Deed from J.D. Sircy and wife, Melba Sircy of record in Book 9266, page 456, Register's Office for Davidson County, Tennessee, dated February 25, 1994.

Being the same property conveyed to Gary A. Toliver and wife, Ann H. Toliver by Quitclaim Deed from Gary A. Toliver of record in Instrument No. 20101008-0080807, Register's Office for Davidson County, Tennessee, dated September 30, 2010.

Being the same property conveyed to Gary Alner Toliver and wife, Ann Hannigan Toliver by Quitclaim Deed from Gary A. Toliver and wife, Ann H. Toliver of record in Instrument No. 20200124-0008856, Register's Office for Davidson County, Tennessee, dated January 24, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1106 Gallatin Pike South, Madison, TN 37115
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 15th day of August, 2023

Gary Toliver

GARY ALNER TOLIVER

Ann Hannigan Toliver

ANN HANNIGAN TOLIVER

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 Gary Alner Toliver and Ann Hannigan Toliver, and Rabon W. Johnson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of August, 2023.

DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires.

Notary Public

Witness my hand this 15th day of August, 2023

Rabon W Johnson

RABON W JOHNSON

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 Rabon W Johnson, 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 this 15th day of August, 2023.

Commission expires 3-22-27

Michael Lockhart

Notary Public

MICHAEL C LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY