THIS INSTRUMENT PREPARED BY:

William Timothy Hill
Price, Hill, Kolarich, & Moore
214 2nd Ave. N., Ste. 205
Nashville, TN 37201
(615) 256-1577

Karen Johnson Davidson County
Batch# 1042430 DEEDWARRSP
08/24/2023 01:26:30 PM 6 pgs
Fees: $33.00 Taxes: $4,902.50
20230824-0066351

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Antioch MD, LLC **768 W. Tripple Crown Dr.** **Mapleton, UT 84664**	**Antioch MD, LLC** **768 W. Tripple Crown Dr.** **Mapleton, UT 84664**	**163-00-0-231.00**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00.

Affiant

BRANDY GOMAZ
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of August 2023.

Notary Public
My Comm. Expires: 5-5-25

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

TOMLINSON PROPERTIES, LLC, a Tennessee limited liability company

hereinafter called the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto

ANTIOCH MD, LLC, a Utah Limited Liability Company

hereinafter called "GRANTEE", GRANTEE'S successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Exhibit A attached hereto for a more complete and accurate legal description)

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto.

BEING improved property known as 5214 Hickory Hollow Parkway, Nashville, Davidson County, Tennessee 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, GRANTEE'S successors and assigns, forever, and GRANTOR covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has the power and authority to convey it, and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, GRANTEE'S successors 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.

(Signature Page to Follow)

WITNESS my hand this 31st day of July, 2023.

TOMLINSON PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Name: Steve Tomlinson
Title: Authorized Member

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 bargainor, Steve Tomlinson, 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 Authorized Member and Officer of Tomlinson Properties, LLC, and that he as such Authorized Member and Officer, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the 31st day of July, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25

VICKI M. GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

EXHIBIT A
Legal Description

FEE TRACT

Land in Davidson County, Tennessee, being Tract D on the Plan of the 2nd Revision, Hickory Hollow Mall, Section Two, as of record in Book 5200, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tomlinson Properties, LLC, a Tennessee limited liability company by Deed of record in Instrument No. 20101117-0091826, in the Register's Office for Davidson County, Tennessee.

EASEMENT TRACT

Together with that certain 70' Access Easement created by Plat Book 5050, Page 25, of record in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

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

2. All easements, notes, and encumbrances affecting the land, shown on the Plan of record in Plat Book 5200, Page 34, Register's Office for Davidson County, Tennessee.

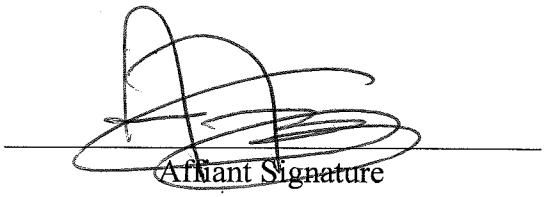
3. All easements, notes, and encumbrances affecting the land, shown on the Plan of record in Plat Book 5050, Page 25, Register's Office for Davidson County, Tennessee.

4. Deed of Declaration of record in Book 5091, Page 533, as amended in Book 5249, Page 450, Book 5318, Page 762 and Book 8416, Page 704, in the Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 5125, Page 769, amended in Book 5189, Page 947, Book 5337, Page 933, as restated and amended in Book 5441, Page 968, further amended in Book 5792, Page 491, Book 5951, Page 26, Book 6011, Page 163, Book 6095, Page 948 and Book 6321, Page 311, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2023 (date of document).



Affiant Signature

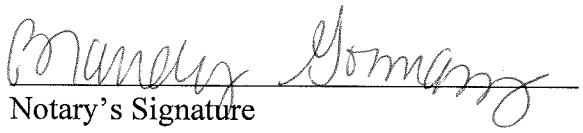
July 31, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of July, 2023.



Notary's Signature

My Commission Expires: 5-5-25

