Karen Johnson Davidson County
Batch# 1042805 DEEDWARRSP
08/25/2023 10:35:30 AM 8 pgs
Fees: $43.00 Taxes: $5,827.50
20230825-0066535

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
UMIYA 62 LLC 1024 Carrs Creek Blvd. Greenbrier, Tennessee	Same	183-00-0-011.00 183-00-0-011.01

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BRUCE H. GOLD, DAWN C. CYPRESS BROADNAX** and **ADAM CYPRESS** (collectively, the "Grantor") have bargained and sold, and hereby transfer and convey, to **UMIYA 62 LLC**, a Tennessee limited liability company (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto, together with all rights and appurtenances pertaining to such real property.

Said property is conveyed subject to all taxes and assessments for the year 2023 and subsequent years, a lien not yet due and payable and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such property (collectively, the "Permitted Encumbrances")

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property.

Grantor covenants and binds themselves, their heirs, successors and assigns, to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but no further or otherwise.

(Signature Pages Follow)

IN WITNESS WHEREOF, the undersigned Grantor have executed this instrument or have caused same to be executed as of the 6 day of July, 2023.

GRANTOR:

Bruce H. Gold

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Bruce H. Gold, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 6 day of July, 2023.

Katie Feldhaus

Notary Public

My Commission Expires: 3/9/27

[*Signature Pages Continue on Next Page*]

KATIE FELDHAUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR:

Dawn Cypress Broadnax

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Dawn Cypress Broadnax, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 6th day of July, 2023.

Notary Public

My Commission Expires: 12/14/26

[*Signature Pages Continue on Next Page*]

OFFICIAL STAMP
NICHOLAS RYAN TACKETT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1031443
MY COMMISSION EXPIRES DECEMBER 14, 2026

GRANTOR:

Adam Cypress

Adam Cypress

STATE OF Oregon)

COUNTY OF Lane)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Adam Cypress, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, this 6th day of July, 2023.

Nicka Tackett

Notary Public

My Commission Expires: 12/14/26

OFFICIAL STAMP
NICHOLAS RYAN TACKETT
NOTARY PUBLIC-OREGON
COMMISSION NO. 1031443
MY COMMISSION EXPIRES DECEMBER 14, 2026

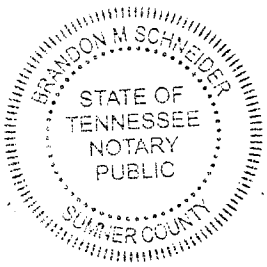
STATE OF TN
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $1,575,000.00.

Affiant

Sworn to and subscribed before me this 23 day of August, 2023.

Notary Public



My Commission Expires:

6/7/25

Exhibit A

Legal Description

TRACT I

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr. & Company, dated September 28, 1960, more particularly described as follows:

BEGINNING at a point 3.0 miles, more or less, south of Murfreesboro Pike in the center line of Hobson Pike; said point being in the old established fence line of W.L. Jones (Book 1309, page 438 Register's Office of Davidson County, Tennessee) original north line; less 208.5 feet (running south in the center line of Hobson Pike) to a point which is designated the point of beginning; thence south 2° 00' west a distance of 180 feet in the center line of Hobson Pike to a point (nail bottle cap); thence south 87° 20' east a distance of 35.0 feet to an iron pin; thence south 87° 20' east a distance of 449.00 feet to an iron pin; thence north 2° 00' east a distance of 180.0 feet to an iron pin; thence north 87° 20' west a distance of 68.0 feet to an iron pin; thence north 87° 20' west a distance of 399.0 feet to an iron pin; thence north 87° 20' west a distance of 17.0 feet to a point in the center line of Hobson Pike, the point of beginning. Said tract containing 2.0 acres, more or less.

TRACT II

LAND in Davidson County, Tennessee described according to a survey made by E.L. Miller, Jr. & Company, dated October 24, 1961, more particularly described as follows:
BEGINNING at an iron pin in a fence line south 87° 20' east 416 feet from the point in the center line of Hobson Pike which is approximately 3.0 miles more or less, northerly from the Murfreesboro Road; thence south 87° 20' east a distance of 199 feet to a corner post; thence in a southeasterly direction along an existing fence line 369 feet to an iron pin; thence north 86° 50' west a distance of 283.5 feet to a corner post; thence north 2° 00' east a distance of 130.00 feet to an iron pin; thence north 87° 20' west a distance of 68.0 feet to an iron pin; thence north 4° 30' east a distance of 208.5 feet to the point of beginning; said tract containing 1.95 acres, more or less.

TRACT III

BEING in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the center line of Old Hickory Blvd., formerly Hobson Road, at the point of beginning in the property described in Deed Boo 1309, page 438, Register's Office of Davidson County, Tennessee, same being the northwest corner of the property therein described, running thence South 2° 42' West 288.5 feet to the point of beginning of the property herein conveyed; in the center line of said Old Hickory Blvd.; running thence South 87 20' East 484 feet to a stake; thence North 2° East 50 feet to a stake; thence South 86° 50' East 283.5 feet to a stake in the J. C. Duck West line; thence South 20 50' East 120.3 to the J. C. Ducke West line to a stake; thence North 87° 29 minutes West 814.9 feet to a point in the center line of Old Hickory Blvd.; thence North 2° 42' East 63.7 feet to the point of beginning, containing 1.5 acres, more or less.

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Included in the above description but expressly excluded from this conveyance are conveyances the Metropolitan Government of Nashville and Davidson County recorded in Book 7708, Page 464 and Book 7708, Page 458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Temporary Slope and Construction Easements in recorded as Instrument No. 20020826013033, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adam Cypress and Dawn Cypress Broadnax (50% together) by Quitclaim Deed from Joan G. Cypress of record in Inst. No. 201804050032192, recorded on 04/05/2018, Register's Office for Davidson County, Tennessee; further 50% interest being the same property conveyed to Bruce H. Gold (50% interest) by deed from Shirley S. Gold of record in Book 11668, Page 158, recorded on 09/20/1999, Register's Office for Davidson County, Tennessee.

35861090.5

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 7/26/2023 (date of document).

Affiant Signature

9/25/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of August, 2023.

Angela Hyde
Notary's Signature

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: 10-21-24