Karen Johnson Davidson County
Batch# 1054460 DEEDWARRSP
09/27/2023 10:34:30 AM 6 pgs
Fees: $33.00 Taxes: $18,685.00
20230927-0075758

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILL TO:** | **TAX PARCEL ID:** |
|---|---|---|
| Midwest Real Estate Holdings, LLC<br>5000 Kansas Avenue<br>Kansas City, Kansas 66106 | SAME | 026 00 0 173.00<br>026 00 0 189.00 |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TERRY CALONGE** and **SHERI CALONGE a/k/a SHERRI CALONGE**, husband and wife (hereinafter collectively, the "Grantor"), have this day bargained and sold, and do hereby transfer, convey and warrant to **MIDWEST REAL ESTATE HOLDINGS, LLC,** a Kansas limited liability company (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Two (2) tracts or parcels of land located in Goodlettsville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 600 W. Cartwright Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2023.

**TERRY CALONGE**

**SHERI A/K/A SHERRI CALONGE**

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 **TERRY CALONGE**, 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 at Nashville, Davidson County, Tennessee, this 19th day of September, 2023.

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

Notary Public

My Commission Expires: 1/6/2025

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 **SHERI CALONGE A/K/A SHERRI CALONGE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of September, 2023.

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

Notary Public

My Commission Expires: 1/6/2025

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

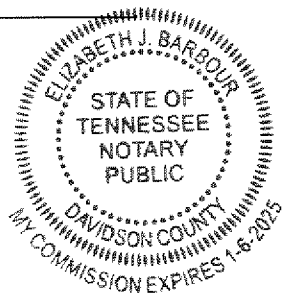
The actual consideration or value, whichever is greater, for this transfer is $5,050,000.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2023.

Notary Public

My Commission Expires: 1/6/2025



# EXHIBIT A

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1, AS SHOWN ON THE MAP ENTITLED FINAL PLAT CORPORATE INVESTORS PARTNERSHIP VI, LLC, OF RECORD IN INSTRUMENT NO. 200907140065681; A PORTION OF WHICH WAS RE-PLATTED AND IS SHOWN ON THE MAP ENTITLED FINAL PLAT OF A 2.84 ACRE PORTION OF THE TERRY AND SHERRY CALONGE PROPERTY, OF RECORD IN INSTRUMENT NO. 201812130121419; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLANS REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

TRACT 2:

EASEMENT(S) BENEFITING TRACT 1 CONTAINED, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OF LAND IN THE 2ND, FORMERLY THE 10TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE COMMON INTERSECTION OF SOUTH CARTWRIGHT STREET AND INTERSTATE 65; THENCE WITH THE WESTERLY MARGIN OF INTERSTATE 65 SOUTH 21° 24' 44" EAST 128.74 FEET TO A CONCRETE MARKER; THENCE CONTINUING WITH THE SAME, SOUTH 21° 24' 28" EAST 397.84 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WITH THE SAME, SOUTH 21° 19' 09" EAST 66.77 FEET TO AN IRON PIN, SAID POINT BEING THE NORTHEASTERLY PART OF THE PROPERTY CONVEYED TO ALVIN GRISHAM, TRUSTEE, OF RECORD IN BOOK 4918, PAGE 962; THENCE CONTINUING WITH THE COMMON LINE OF THE SAME AND PARTLY ALONG A FENCE LINE SOUTH 84° 29' 54" WEST 62.28 FEET TO AN IRON PIN; THENCE NORTH 21° 24' 28" WEST 301.73 FEET TO A POINT IN THE EASTERN MARGIN OF CARTWRIGHT STREET; THENCE WITH THE SAID MARGIN OF CARTWRIGHT STREET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND IS A RIGHT OF WAY FOR ROAD PURPOSES PURSUANT TO AN ORDER OF RECORD IN MINUTE BOOK 129, PAGE 423, IN PART II OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, A CERTIFIED COPY OF SAME APPEARS OF RECORD IN BOOK 7363, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TERRY CALONGE AND SHERRI CALONGE, HUSBAND AND WIFE, BY DEED FROM CORPORATE INVESTORS PARTNERSHIP VI, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201607180073484, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

1) Taxes and assessments for the year 2023 and subsequent years, not yet due and payable, for Tax Identification Nos. 026 00 0 173.00 and 026 00 0 189.00.

2) All matters shown on the plat(s) of record in Book 5200, Page 121; Instrument No. 200907140065681; and Instrument No. 201812130121419, in the Register's Office of Davidson County, Tennessee.

3) Terms and provisions of Easement, by and between Marvin K. Barry, Thomas F. Frist and Harry Sadler and The Madison Suburban Utility District, a municipal corporation, its successors and assigns, of record in Book 4377, Page 94, in the Register's Office of Davidson County, Tennessee.

4) Terms and provisions of Easement, by and between Ervin M. Entrekin, Trustee and The Madison Suburban Utility District, a municipal corporation, its successors and assigns, of record in Book 4377, Page 97, in the Register's Office of Davidson County, Tennessee.

5) Easement(s) granted Harry Sadler, by Order of record in Box 7363, Page 795, in the Register's Office of Davidson County, Tennessee.

6) Terms and provisions of Inspection and Maintenance Agreement of Private Stormwater Management Facilities, by and between Corporate Investors Partnership VI and City of Goodlettsville, Tennessee, of record in Instrument No. 200807030068782, in the Register's Office of Davidson County, Tennessee.

7) Terms and provisions of Agreement and Declaration of Joint Access and Utility Easements, by and between Corporate Investors Partnership VI, L.L.C., a Tennessee limited liability company and Terry Calonge and Sheri Calonge, of record in Instrument No. 201607180073483, in the Register's Office of Davidson County, Tennessee.

8) Lack of direct access to a controlled access highway, I-65.

9) That portion of the land embraced within the bounds of any public road or thoroughfare.

**Tennessee Certification of Electronic Document**

I, Alexa Scott, 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 September 19, 2023 (date of document).

AM SA
Affiant Signature

September 26, 2023
Date

State of Missouri

County of Jackson

Sworn to and subscribed before me this 26th day of September, 2023.

Christina Norman
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

CHRISTINA NORMAN
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: August 09, 2026
Commission Number: 22019796