Karen Johnson Davidson County
Batch# 1074539 DEEDWARRSP
11/22/2023 11:28:30 AM 7 pgs
Fees: $38.00 Taxes: $3,700.00
20231122-0091039

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:
Chambliss, Bahner & Stophel, P.C.
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Justin K. Powers

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
6361 Nolensville, LLC	6361 Nolensville, LLC	181-00-0-294.00
(Name)	(Name)	
222 2nd Avenue South, Suite 1246	222 2nd Avenue South, Suite 1246	
(Street Address)	(Street Address)	
Nashville, TN 37201	Nashville, TN 37201	
(City) (State) (Zip)	(City) (State) (Zip)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, RAINBOW RASCALS NOLENSVILLE LLC, a Michigan limited liability company ("**Grantor**"), does hereby sell, transfer, and convey unto 6361 NOLENSVILLE, LLC, a Tennessee limited liability company ("**Grantee**"), and its successors and assigns, the improved tract or parcel of real property in Davidson County, Tennessee described in **Exhibit A** attached to and made a part of this Special Warranty Deed (the "**Land**"), TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "**Property**").

TO HAVE AND TO HOLD the same unto Grantee and its successors and assigns forever in fee simple. Grantor does covenant that it is lawfully seized and possessed of the Property in FEE SIMPLE, has full power and legal authority to convey the Property, and the title to the Property is free, clear and unencumbered, except as noted in **Exhibit B** attached to and made a part of this Special Warranty Deed.

Grantor further covenants for itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee and its successors and assigns against all lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this ~~15~~ 16th day of November, 2023.

GRANTOR:

RAINBOW RASCALS NOLENSVILLE LLC,
a Michigan limited liability company

By: _____

Name: Patrick G. Fenton

Title: Manager

STATE OF Michigan

COUNTY OF Oakland

Before me, a Notary Public of the state and county mentioned, personally appeared *(name)* Patrick G. Fenton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be *(title)* manager, of RAINBOW RASCALS NOLENSVILLE LLC, the within named bargainor, a Michigan limited liability company, and that such person as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by such person as such _____.

WITNESS my hand and seal, at office in Oakland County, Michigan, this 15 day of November, 2023.

_____
Notary Public

My Commission Expires: 08/10/2027

Paula Koch
Notary Public, State of Michigan
County of Macomb
My Commission Expires August 10, 2027
Acting in the County of Oakland

STATE OF TENNESSEE

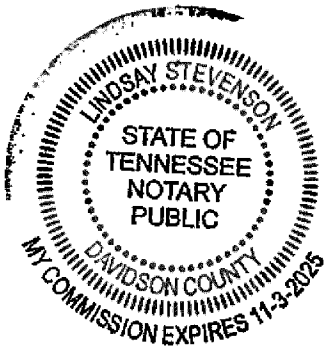
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,000,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant - Benjamin F. Byrd, IV

Sworn and subscribed to before
me this 10 day of November, 2023.

Notary Public



My Commission Expires: 11/3/25

EXHIBIT A
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat, Phase I, Governors Chase II, of record in Instrument No. 20170818-0084905 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rainbow Rascals Nolensville LLC by Warranty Deed dated December 19, 2016 and recorded August 22, 2017 in Instrument No. 20170822-0086165, in the Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT:

Beginning at the point of intersection of the existing southwest margin of S.R. 11 and the southeast boundary of the William D. Dyer, Jr. and Eleanor C. Dyer property, said point of intersection being 16.53' left of S.R. 11 proposed centerline station 428+49.80; thence with said existing margin S 28° 53' 50" E 270.42' to a point, said point being 17.86' left of S.R. 11 proposed centerline station 425+79.38; thence with the northwest boundary of the First Freedom Bank property S 60° 57' 35" W 50.14' to a point, said point being 68.00' left of S.R. 11 proposed centerline station 425+79.50; thence with the proposed southwest margin of said road (1) N 29° 10' 46" W 79.50' (2) N 26° 18' 50" W 195.93' to a point, said point being 58.21' left of S.R.11 proposed centerline station 428+54.69; thence with said southeast boundary N 67° 31' 13" E 41.96' to the point of beginning, containing 0.362 acres.

Being all of the property conveyed to the State of Tennessee by Warranty Deed dated September 24, 2019, and recorded September 30, 2019, in Instrument No. 20190930-0099011 in the Register's Office for Davidson County, Tennessee.

ALSO BEING DESCRIBED AS:

Being a tract of land lying in the 4th Council District of Davidson County, Nashville, Tennessee. Said tract being a portion of Lot 1 of Phase I, Governor's Chase II, Planned Unit Development, as recorded in Instrument Number 201708180084905, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south and west by current TIC owner Holt Apartments, LLC and J. Thomas Smith, Trustee of The Frances Smith 2012 Trust, as recorded in Instrument Number 202201260009619, RODC, bounded on the north by Eleanor Conner Dyer as recorded in Instrument Number 201901300008815, RODC, and bounded on the east by the western ROW of Nolensville Pike (State Route 11/ U.S. Highway 31A/ U.S. Highway 41A). Said tract being more particularly described as follows:

POINT OF COMMENCEMENT being a set iron rod with cap lying on the northwest ROW intersection of said Nolensville Pike and Holt Road; thence with said western ROW of Nolensville

Pike North 29°11'53" West 171.71 feet to the true and actual POINT OF BEGINNING, being a found iron rod with cap; thence leaving said ROW of Nolensville Pike and with the common line of said current TIC owner Holt Apartments, LLC and J. Thomas Smith, Trustee of The Frances Smith 2012 Trust with the following: South 60°56'26" West 234.16 feet to a point; thence North 26°18'47" West 301.94 feet to a found iron rod with cap; thence with the common line of said Dyer North 67°29'50" East 230.33 feet to a point lying on said western ROW of Nolensville Pike; thence with said ROW of Nolensville Pike South 26°19'57" East 195.97 feet to point; thence South 29°11'53" East 79.54 feet to the point of beginning.

Tract contains 66,536 square feet or 1.53 acres.

Bearings based on Tennessee State Plane Coordinate System.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded April 13, 2017 in Instrument No. 20170413-0036176.

3. Joint Access Easement Agreement by and between Rainbow Rascals Nolensville LLC, a Michigan limited liability company, and First Freedom Bank, recorded August 29, 2017 in Instrument No. 20170829-0088717.

4. Slope and Construction Easement as disclosed in Warranty Deed, recorded September 30, 2019 in Instrument No. 20190930-0099011.

5. Easements, restrictions and set back lines, as shown on the recorded plat in Instrument No. 20170818-0084905.

Tennessee Certification of Electronic Document

I, Brittni Washington, 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 November 16, 2023 (date of document).

Affiant Signature

November 16, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16th day of November, 2023

Notary's Signature

MY COMMISSION EXPIRES: 12-27-2023

NOTARY'S SEAL

MELISSA HOHF
Notary Public, Macomb County, MI
Acting in Wayne
My Commission Expires: M H
December 27, ~~2017~~ 2023