Karen Johnson Davidson County
Batch# 1087077 DEEDWARR
12/29/2023 12:22:30 PM 6 pgs
Fees: $33.00 Taxes: $6,826.50
20231229-0100169

This instrument prepared by and after recording return to:

Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel No(s):
Park Drive, LLC Attn: Christopher Mahan 2531 Park Drive, Suite C Nashville, TN 37214	Same as New Owner.	084-16-0-129.00 084-16-0-130.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **PARK DRIVE ASSOCIATES, GP,** a Tennessee general partnership ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **PARK DRIVE, LLP,** a Tennessee limited liability partnership, its successors and assigns ("Grantee"), those certain tracts or parcels of improved land lying and being in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto (collectively, the "Property").

TO HAVE AND TO HOLD said Property, together with all appurtenances, estates, hereditaments, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property against the lawful claims of all persons whomever.

[*Signatures Commence on Following Page*]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of December, 2023.

GRANTOR:

PARK DRIVE ASSOCIATES, GP,
a Tennessee general partnership

By: _____
Garland W. Mahan, Jr., General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Garland W. Mahan, Jr., a General Partner of Park Drive Associates, GP, a Tennessee general partnership, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as General Partner of the general partnership.

Witness my hand and official seal this 28 day of December, 2023.

_____
Notary Public

My Commission Expires:
9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

By: _____
Timothy S. Foster, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Timothy S. Foster, a General Partner of Park Drive Associates, GP, a Tennessee general partnership, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name as General Partner of the general partnership.

Witness my hand and official seal this 28 day of December, 2023.

_____
Notary Public

My Commission Expires:

9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,845,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Andrea P. Rey

Affiant

Sworn to and subscribed before me,
this 28 day of December, 2023.

Michelle Gooden

NOTARY PUBLIC

My Commission Expires: 9/7/26



NSH 2749112.1

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 20, 21, 22, and the easterly end of Lot No. 23, which part of said Lot No. 23 lies directly south of said Lot Nos. 20, 21, 22 on the Map of Donelson Park Place, as shown on Plat of record in Book 547, page 73, in the Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point, being the northeast corner of Lot No. 24 on the west margin of park Drive; thence South 89 degrees West 134.43 feet; thence North 2 ½ degrees West 199.5 feet to the south margin of Park Drive; thence North 89 degrees East 133.2 feet along the south margin of Park Drive to the corner of said Park Drive; thence South 2 ½ degrees East 200 feet to the starting point.

Land in Davidson County, Tennessee, being the easterly half of Lot No. 18, all of Lot No. 19 and the westerly 50 feet of Lot No. 23 on the Map of Donelson Park Place, as of record in Book 547, page 73, Register's Office for said County.

Said Lot No. 19 and part of Lot No. 18 front together 75 feet on the southerly side of Park Drive and together with the westerly part of Lot No. 23, run back between parallel lines 199.5 feet, more or less to a deadline.

Being the same property conveyed to Park Drive Associates, a Tennessee General Partnership by Special Warranty Deed from Joseph E. Hurt, James B. Millis, Joe M. Miller, Guillermo Cadena and Ben J. Birdwell, Partners D/B/A 2531 Park Drive Partnership, dated March 13, 1997, of record in Deed Book 10379, Page 184, said Register's Office. Park Drive Associates, GP, further conveyed said property to PARK DRIVE ASSOCIATES, LLC, by Quitclaim Deed of record as Instrument No. 20050613-0067016, dated April 29, 2005, said Register's Office. PARK DRIVE ASSOCIATES, LLC, was converted to PARK DRIVE ASSOCIATES, GP, A GENERAL PARTNERSHIP according to the Articles of Conversion effective April 4, 2012.

Certificate of Authenticity

I, Lisa Fanis, 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 12-28, 2023.
Date

Lisa Fanis
Affiant Signature

12-29-2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29 day of December, 2023.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY