Karen Johnson Davidson County
Batch# 1092773 DEEDWARRSP
01/23/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20240123-0004049

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF **JANUARY, 2024.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LHR INDUSTRIES LLC	**SAME**	**118-03-0-064.00**
(NAME) **7895 WALTON PARKWAY**	(NAME)	
(ADDRESS) **NEW ALBANY, OH 43054**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEVEN R. HALEY, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LHR INDUSTRIES LLC, AN OHIO LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Bransford Industrial Park, of record in Plat Book 4675, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with a Driveway Easement over a portion of the adjacent Lot No. 10, recorded in Book 5238, page 845, said Register's Office.

Being the same property conveyed to Steve Haley and Joel Hill, d/b/a H &H Enterprises, from Billy D. Gray, married, by Warranty Deed dated June 30, 2006 of record in Instrument No. 20060705-0080256, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Steven R. Haley, individually, from Joel Hill (a/k/a Joel D. Hill) and H & H Enterprises, a Tennessee General Partnership consisting of Joel Hill and Steve Haley, by Quitclaim Deed dated March 29, 2013 of record in Instrument No. 20130401-0030968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 4675, page 72, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

This is commercial property and has never been the principal residence of the grantor.

unimproved( )
This is improved(**X**) property, known as **2617 GRISSOM DRIVE, NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds himself and his heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons **claiming by, through or under said GRANTOR, but not otherwise**. 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.

Witness my hand this 12th day of January, 2024.

STEVEN R. HALEY

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 **STEVEN R. HALEY**, 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 office this 12th day of January, 2024.

My commission expires: **MARCH 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: AVC-23-2017

Certificate of Authenticity

I, Tiffany Rooker, 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 January 19, 2024.

Tiffany Rooker

Affiant Signature

1/19/2024

Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of January, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

File No. AVC-23-2617