THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246783

Karen Johnson Davidson County
Batch # 1123263 DEEDWARRSP
04/16/2024 09:50:52 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20240416-0027001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2024.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My Commission Expires: _____

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lineberry Properties, Inc. and Gary Merritt P.O. Box 2155 Mt. Juliet, TN 37121	New Owner	Tax Parcel ID No. 086000016.00

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, **BP Stoners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lineberry Properties, Inc. and Gary Merritt**, as tenants-in-common ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Resubdivision of Lot 5 as shown on Resubdivision of Lot 3, Stoners Bend Business Park, of record in Plat Book 8250, Page 906, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to BP Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed from Envirotest Systems Corp., a Delaware corporation F/K/A TriLen, LLC, of record in Instrument No. 20220516-0055849, in the Register's Office for Davidson County, Tennessee, dated May 11, 2022, and recorded on May 16, 2022. See also Attorney's Affidavit of record in Instrument No. 20220531-0062475, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BP Stoners, LLC, a Tennessee limited liability company, by Deed of Correction from Envirotest Systems Corp., a Delaware corporation F/K/A TriLen, LLC, of record in Instrument No. 20220531-0062474, in the Register's Office for Davidson County, Tennessee, dated May 25, 2022, and recorded on May 31, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record and all matters that would be shown on an accurate survey of the land and property.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 5 AS SHOWN ON RESUBDIVISION OF LOT 3 STONERS BEND BUSINESS PARK, as recorded in Plat Book 8250, Page 906.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 3 STONERS BEND BUSINESS PARK, as recorded in Plat Book 7900, Page 202.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION STONERS BEND BUSINESS PARK, as recorded in Plat Book 6900, Page 855.

Stormwater Detention Agreement of record in Book 8237, Page 366.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Rights or claims of tenants under recorded/unrecorded leases.

No warranty is provided as to the amount of acreage or square footage of the land or any improvement thereon.

This is improved property located at 3363 Stoners Bend Dr. Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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 4th day of April, 2024.

BP Stoners, LLC, a Tennessee limited liability company

BY: BEN BONNER
ITS: Auth. Rep.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ben Bonner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Representative of BP Stoners, LLC, a Tennessee limited liability company, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand, at office, this 4th day of April, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027