Karen Johnson Davidson County
Batch# 1147627 DEEDWARRSP
06/14/2024 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $6,471.30
20240614-0044810

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36980-1B / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
305 Plus Park Blvd LLC ATTN: J. Pennington 2213 Higgins Ln Murfreesboro, TN 37130	New Owner	10600012100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Printing Industry Association of the South, Inc., a Tennessee nonprofit corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto 305 Plus Park Blvd LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Printing Industry Association of The South, Inc., a Tennessee nonprofit corporation by Deed dated April 28, 1989, from State Farm Mutual Automobile Insurance Company, of record in Book 7830, Page 960, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 305 Plus Park Blvd., Nashville, TN 37217.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12th day of June, 2024.

Printing Industry Association of the South, Inc., a Tennessee nonprofit corporation

By: _____
Name: Ed Chalifoux
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ed Chalifoux, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Printing Industry Association of the South, Inc., a Tennessee nonprofit corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 12th day of June, 2024.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 5/9/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,749,000.00.

_____
Affiant

Subscribed and sworn to before me this 13 day of June, 2024.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

LAND located in the 6th Civil District of Davidson County, Tennessee, being Lot 6 on the Plan of The Plus Park, Section Six, as of record in Book 4470, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof, being further described as follows, to wit:

BEGINNING at a point on the westerly margin of Plus Park Boulevard at the northeast corner of Lot No. 1, Section 1, The Plus Park, as of record in Book 4300, Page 77, Register's Office for said County; thence, with the northerly line of Lot No. 1 South 85 degrees 43 minutes 40 seconds West 242.98 feet to the easterly margin of Interstate Highway I-24; thence, with the easterly margin of Interstate Highway I-24 North 2 degrees East 293.89 feet; thence, South 70 degrees 53 minutes 47 seconds East 280.65 feet to the westerly margin of Plus Park Boulevard; thence, with the westerly margin of Plus Park Boulevard with a curve having a radius of 746.61 feet southwesterly 1.85 feet; thence, continuing with said Boulevard South 19 degrees 14 minutes 44 seconds West 41.90 feet to the beginning of a curve; thence, with said curve having a radius of 352.53 feet southwardly 144.71 feet to the POINT OF BEGINNING, and containing 60,000 square feet, or 1.3777 acres.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 10600012100. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 4470, Page 77, Register's Office for Davidson's County, Tennessee.

4. Declaration of Restrictions and Easements, of record in Book 4530, Page 348, said Register's Office. (Note: Said restrictions are not applicable to portions thereof that have already expired.)

CERTIFICATE OF AUTHENCITY

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 June 14, 2024.

Mike Boyd, Esq.
Date: June 14, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of June, 2024.



Notary Public

My commission expires: 7/17/2027