WARRANTY DEED

Karen Johnson
Batch # 1151020
06/26/2024 10:35:42 AM
Fees: $18.00 Taxes: $1,202.50

Davidson County
DEEDWARR
3 pgs

20240626-0047792

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES APRIL 21, 2027

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number: 2024-05-11726B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Coyote Land Holdings LLC	Coyote Land Holdings LLC	044-00-0-054.00
(NAME)	(NAME)	
~~Swinging Bridge Road~~ 87 Laureles Grade	~~Swinging Bridge Road~~ 87 Laureles Grade	
(ADDRESS)	(ADDRESS)	
~~Old Hickory, TN 37138~~ Salinas, CA 93908	~~Old Hickory, TN 37138~~ Salinas, CA 93908	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ABC NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COYOTE LAND HOLDINGS LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the General Services District, Eleventh Councilmanic District, Old Hickory, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Swinging Bridge Road and Burnett Road, being a portion of ABC Nashville, LLC property of recorded in Deed Book 11722, Page 903, R.O.D.C. and being more particularly described as follows:

BEGINNING at an iron rod (old) in the northeasterly right-of-way of Swinging Bridge Road said iron rod being the southwesterly corner of property conveyed to Superior Oil Company, Inc. by deed of record in instrument No. 200911250108482, R.O.D.C. and also being northwesterly 483.66 feet from the centerline of Burnett Road;

THENCE, leaving said northeasterly right-of-way of Swinging Bridge Road and with the southeasterly line of said Superior Oil Company, Inc., N 44° 54' 11" E, 667.77 feet to an iron rod (old) in the southwesterly line of property conveyed to Car ABC TN, LLC by deed of record in Instrument No. 20001220-0124781, R.O.D.C.;

THENCE, with said southwesterly line, S 44° 58' 56" E, 460.00 feet to an iron rod (old) in the northwesterly right-of-way of Burnett Road;

THENCE, with said right-of-way of Burnett Road, S 45° 01' 04" W, 641.90 feet to the northeasterly terminus of the curve return to Swinging Bridge Road;

THENCE, with said curve to the right 39.22 feet to the northeasterly right-of-way of Swinging Bridge Road, said curve having a central angle of 89° 53' 07", a radius of 25.00 feet, a tangent of 24.95 feet and a chord of S 89° 57' 37" W, 35.32 feet;

THENCE, with the northeast right-of-way of Swinging Bridge Road, N 45° 05' 49" West, 433.72 feet to the POINT OF BEGINNING.

Containing 306,381 Square feet or 7.03 acres, more or less.

BEING part of the same property conveyed to ABC Nashville, LLC, a Tennessee limited liablity company by deed form Du Pont De Nemours and Company, of record in Book 11722, Page 903, in the Register's Office of Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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, its heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this June 21, 2024.

ABC Nashville, LLC, a Tennessee limited liability company

BY: _____

Michael J. Daily
Authorized Signor

STATE OF ~~TENNESSEE~~ Indiana (LLC)
COUNTY OF ~~DICKSON~~ Marion (LLC)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL J. DAILY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signor of ABC Nashville, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his official capacity.

Witness my hand and official seal this 21 day of June, 2024.

Commission Expires: 9/29/2030

Notary Public

E B ROBLETO
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0656948
My Commission Expires Sep 29, 2030