Karen Johnson Davidson County
Batch# 1161120 DEEDWARRSP
07/24/2024 07:56:30 AM 5 pgs
Fees: $28.00 Taxes: $8,880.00
20240724-0055644

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

JAMIE FAUCON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 03-05-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

X _____
Affiant

Subscribed and sworn to before me, this 19th day of July, 2024.

_____
Jamie Faucon Notary Public

My Commission Expires: 03/05/2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Church & Ford, LLC 6014 Glenmary Road Knoxville, TN 37919	NEW OWNER	094-13-0-060.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHREEVE PROPERTIES, INC., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHURCH & FORD, LLC, a Tennessee limited liability company**, hereinafter called the

Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land lying in Nashville, Davidson County, Tennessee, being part of Lots 9, 11 and 13 and all of Lots 10, 12 and 14 on the Plan of White & Rucker's Subdivision of part of Lot 9 on Lewis Plan, of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, together with that part of a 10 foot alley, alley included in said property known as Alley No. 2055 as closed by Metropolitan Council Bill No. 084-431, and a portion of a 10 foot alley known as Alley No. 2056 as closed by Metropolitan Council Bill No. 089-855, as described according to a boundary survey by Cherry Land Surveying, Project No. 95316, dated December 6, 1995, revised March 20, 1996, and being more particularly described as follows:
>
> Beginning at an iron rod in the westerly right-of-way line of Rucker Avenue, said rod being the northeasterly corner of the tract herein described and the southeasterly corner of B & H Demolition of record in Deed Book 6116, page 930; thence, with said right-of-way, South 11 deg. 45' 00" East, 150.03 feet to an iron rod; thence, South 06 deg. 26' 32" East, 5.19 feet to an iron rod set; thence, leaving said right-of-way and bisecting Alley No. 2056, South 80 deg. 51' 12" West, 293.72 feet to an iron rod set in the easterly right-of-way of Fessler's Lane; thence, with said right-of-way, North 05 deg. 27' 56" East, 160.06 feet to an iron rod, the southwesterly corner of Robert D. Moles, of record in Deed Book 9143, page 346; thence, leaving said right-of-way, North 80 deg. 51' 12" East, 247.92 feet to the point of beginning.
>
> Being the same property conveyed to Allen & Wright, Inc., a Tennessee corporation, by deed from D & S Properties, a Tennessee general partnership consisting of Daniel T. Leech and Sarah Leech, of record in Book 9987, page 372, dated March 21, 1996, Register's Office for Davidson County, Tennessee. Being further conveyed to Shreeve Properties, Inc., a Tennessee corporation, by Quitclaim Deed from Allen & Wright, Inc., a Tennessee corporation, of record as Instrument No. 20011213-0137866, dated December 7, 2001, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Utility Easements retained in Metropolitan Council Bill No. 084-431.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, page 116, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the unrecorded lease between Shreeve Properties, Inc. as Landlord and

Gerald Law, individually d/b/a Sign Station as Tenant dated November 5, 2018, as amended September 9, 2021, March 2, 2022 and December, 2023.

5. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the unrecorded Lease of Real Property for Billboard between Shreeve Properties, Inc. as Lessor and Peach Holdings LLC as Lessee, dated May 5, 2021.

   Unrecorded Assignment and Assumption of Lease, Easement and Permit between Peach Holdings LLC as Assignor and Parish Outdoor LLC as Assignee, dated May 13, 2022.

6. All matters as shown on the survey by Collier Engineering Co., Inc., Daniel A. Curry, RLS No. 2964, dated May 15, 2024.

This is improved property known as: 210 Fesslers Lane, Nashville, TN 37210.

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

{Signature Page to Follow}

WITNESS my hand this 19th day of July, 2024.

SHREEVE PROPERTIES, INC.,
a Tennessee corporation

By: Susan A. Springer
Susan S. Springer, President

COMMONWEALTH OF KENTUCKY)
COUNTY OF JESSAMINE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN S. SPRINGER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 19 day of July, 2024.

Notary Public

My Commission Expires: 1/12/26

True Copy Certification

I, Wesley D. Turner, 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 July 19, 2024.

Affiant Signature

Date: July 22, 2024.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this July 22 2024.

Notary's Signature

My Commission Expires: 8/19/2024

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025