Karen Johnson Davidson County
Batch# 1176482 DEEDWARRSP
09/03/2024 03:57:30 PM 7 pgs
Fees: $38.00 Taxes: $31,561.00
20240903-0067824

This Instrument Prepared By:

Brett A. Kifferstein, Esq.
Agree Central, LLC
32301 Woodward Avenue
Royal Oak, MI 48073

# SPECIAL WARRANTY DEED

| *Address New Owner as Follows:* | *Send Tax Bills To* |
|---|---|
| Agree Central, LLC<br>Attn: Brett Kifferstein<br>32301 Woodward Avenue<br>Royal Oak, Michigan 48073 | Agree Central, LLC<br>Attn: Danielle Spehar<br>32301 Woodward Avenue<br>Royal Oak, Michigan 48073 |
| *Map & Parcel No.: 026-00-0-158-00* | |

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **M-N NEVADA LIMITED PARTNERSHIP**, a Nevada limited partnership ("Grantor"), has bargained and sold and does hereby transfer and convey unto **AGREE CENTRAL, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described in Exhibit A, attached hereto and made a part hereof (the "Property"). 2350 Gallatin Pike North Madison, Tennessee.

TO HAVE AND TO HOLD the Property, together with Grantor's right, title, and interest, if any, in and to any appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same.

AND Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, SUBJECT TO those matters set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

[Counterpart Signature and Notary Pages to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of August, 2024.

**M-N NEVADA LIMITED PARTNERSHIP,**
a Nevada limited partnership

By: MN-ACAD, LLC, a Delaware limited liability company,
It sole general partner

By: The Robert L. Moody Revocable Trust, its sole member

By: Moody National Bank, its sole trustee

By: Wayne H Madsen
Name: Wayne H Madsen
Its: EVP

**ACKNOWLEDGEMENT**

STATE OF Texas )
COUNTY OF Galveston )

On August 26, 2024 before me, Jennifer Key,
Notary Public, personally appeared Wayne H Madsen as EVP of Moody National Bank solely as Trustee of Robert L. Moody Revocable Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNIFER DUNN KEY
Notary Public, State of Texas
Notary ID# 13250133-6
My Comm. Exp. June 18, 2028

Signature: Jennifer Dunn Key (Seal)

Notary Name: Jennifer Dunn Key Notary Phone: 409-632-5434
Notary Registration No.: 13250133-6 County of Principal Place of Business: Galveston

STATE OF Texas )
)
COUNTY OF Galveston )

The actual consideration or value, whichever is greater, for this transfer is $8,530,000.00.

Wayne H Mack
AFFIANT

Subscribed and sworn to before me this 26 day of August, 2024.

Jennifer Dunn Key
NOTARY PUBLIC

My Commission Expires:

June 18, 2028

JENNIFER DUNN KEY
Notary Public, State of Texas
Notary ID# 13250133-6
My Comm. Exp. June 18, 2028

## Exhibit A

## Legal Description

Land in Davidson County, Tennessee that is all of Lot 2 on the plat of Diskin/Bannen Subdivision of record in Instrument No. 20010703-0070466 of the Register's Office for Davidson County (R.O.C.C.), Tennessee and being more particularly described as follows:

BEGINNING at an iron rod (old) in the northerly right-of-way margin of Gallatin Pike, U.S. 31E (right-of-way varies) at the southwest corner of Shurgard-Freeman Franklin Joint Venture property of record in Book 9985, Page 379, R.O.D.C., Tennessee and the southeast comer of the herein described tract; thence,

With the northerly right-of-way margin of Gallatin Pike, South 84 degrees 52 minutes 13 seconds West, 26.34 feet to an iron rod (new); thence,

South 79 degrees 51 minutes 04 seconds West, 20.05 feet to an iron rod (new) in the southeast corner of Lot 3 said Diskin/Bannen Subdivision; thence,

Leaving the right-of-way margin of Gallatin Pike with the easterly property line of said Lot 3, North 12 degrees 34 minutes 13 seconds West, 212.08 feet to an iron rod (new); thence,

With a 34.00-foot radius curve to the left having an arc length of 53.41 feet, an interior angle of 90 degrees 00 minutes 00 seconds and a chord bearing and distance of North 57 degrees 34 minutes 13 seconds West, 48.08 feet to an iron rod (new) in the northerly property line of said Lot 3; thence,
With said northerly property line, South 77 degrees 25 minutes 47 seconds West, 170.00 feet to an iron rod (new); thence,

With the west property line of said Lot 3, South 12 degrees 34 minutes 13 seconds East, 241.14 feet to an iron rod (new) in the southeast comer of Lot 1 of said Diskin/Bannen Subdivision; thence,

With said northerly margin, South 75 degrees 10 minutes 55 seconds West, 254.71 feet to an iron rod (new) in the northerly right-of-way margin of Gallatin Pike; thence,

Leaving the right-of-way margin of Gallatin Pike with the easterly property line of said Lot 1, North 18 degrees 46 minutes 15 seconds West, 944.50 feet to an iron rod (new) in the southerly right-of-way margin of Vietnam Veterans Parkway (right-of-way varies); thence,

With said southerly margin, North 75 degrees 03 minutes 09 seconds East, 307.99 feet to an iron rod (old) with cap marked "Cherry," a total distance of 361.71 feet to a concrete highway monument (old); thence,

With a non-tangent 5,629.58-foot radius curve to the right having an arc length of 245.70 feet, an interior angle of 02 degrees 30 minutes 02 seconds and a chord bearing and distance of North 80 degrees 42 minutes 44 seconds East, 245.68 feet to an iron rod (old) with cap marked "Cherry," said iron rod (old) being the northwest comer of said Shurgard-Freeman Franklin Joint Venture property; thence,

With the westerly property line of aforementioned Shurgard-Freeman Franklin Joint Venture property, South 12 degrees 34 minutes 13 seconds East, 939.12 feet to the POINT OF BEGINNING, containing or 10.887 acres, more or less, as calculated by the above courses and distances.

Being the same property conveyed to M-N Nevada Limited Partnership, a Nevada limited partnership, by the Deed of record in Instrument No. 20061130-0147834, Register's office for Davidson County, Tennessee.

**Exhibit B**
**Permitted Exceptions**

1. Taxes for the year 2024, a lien not yet due and payable.
2. Sanitary Sewers and/or Storm Drainage Easement of record in Book 11030, page 737, and Book 11030, page 781, said Register's offices for Davidson County, Tennessee, shown on the ALTA/NSPS Land Title Survey prepared by Mark E. Patterson, Reg. No. 3010, Power of Design Group, LLC, dated July 31, 2024, and last revised August 20, 2024 (the "Survey).
3. Subject to the following matters on the Plat of record as Instrument No. 20010703-0070466, in the Register's Office for Davidson County, Tennessee, shown on the Survey:
    (a) Access easements;
    (b) Slope easements;
    (c) Public utility and drainage easements;
    (d) Access and public utility and drainage easements;
    (e) Drainage easements; and
    (f) Owner's certificate.
4. Easement Agreement by and between Tom Bannen Chevrolet, Inc., a Tennessee corporation and Brazos Sport Retail, L.P., a Delaware limited partnership, shown on the Survey.
5. Declaration of Restrictions of record in Instrument No. 20020614-0072463, in the Register's Office for Davidson County, Tennessee, shown on the Survey prepared by Mark E. Patterson, Reg. No. 3010, Power of Design Group, LLC, dated July 31, 2024, and last revised August 20, 2024.
6. Rights of Academy, Ltd., a Texas limited partnership ("Academy"), as tenant only under a Lease Agreement dated October 11, 2002, by and between M-N Family Limited Partnership, a Texas limited partnership, Landlord, and Academy, Tenant, as evidenced in a Memorandum of Lease of record in Instrument No. 20021028-0131900, in the Register's Office for Davidson County, Tennessee. Said Lease Agreement includes a Right of First Refusal.
7. Stormwater Detention Agreement of record as Instrument No. 20010501-0043572, in the Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

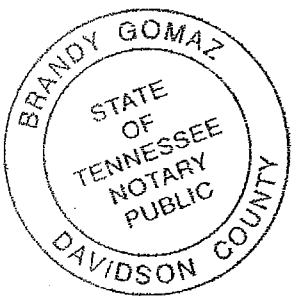
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/26/2024 (date of document).

Teresa A Beardsley
Affiant Signature

9/3/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3rd day of September, 2024.




Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25