SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179191 DEEDWARRSP
09/09/2024 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00
20240909-0069213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RANDY HARDISON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
North Roan LLC	NEW OWNER	106 00 0 110.00
(NAME)	(NAME)	
143 Creekstone Blvd.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Shaar Forero Properties, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **North Roan LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee described as follows:

Being all of Lot No. 2 on the Plan of Edward Trabue Property as shown on Plat of record in Book 4350, Page 13, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alberto Forero and William Shaar by Warranty Deed from Hatem Ibrahim dated April 25, 2014 and filed of record on April 30, 2014 of record in Instrument No. 20140430-0036117, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Alberto Forero and William Shaar dated January 25, 2016 and filed of record on January 25, 2016 of record in Instrument No. 20160125-0007000, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 818 Murfreesboro Pike, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 26 day of August, 2024.

Shaar Forero Properties, Inc.,
a Tennessee Corporation

BY: _____
William Shaar, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Shaar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President, and is authorized to execute the instrument on behalf of Shaar Forero Properties, Inc., the within named bargainor, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President.

Witness my hand and official seal, this the 26 day of August, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-06-2027

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 August 26, 2024

Rhonda S Hardison
Affiant Signature

August 30, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 30th day of August, 2024.

Notary Public
My Commission Expires:

