RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22472-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1179216 DEEDWARR
09/09/2024 12:26:30 PM 5 pgs
Fees: $28.00 Taxes: $3,914.60
20240909-0069249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,058,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of SEPT, 2024

NOTARY PUBLIC

My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Moss Boss Trust c/o PS Business Mgmt 235 Park Avenue South, FI9 New York, NY 10003	City National Bank 350 South Grand Avenue 5th Floor Los Angeles, CA 90071	154-00-0-107

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIFTY EIGHT THOUSAND AND 00/100 Dollars ($1,058,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CMN 44, LLC** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PHILIP SARNA, TRUSTEE OF THE MOSS BOSS TRUST DATED JUNE 30, 2022** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin in the center of a drive leading to Griffith Road, being the Southeast corner of a 10.00-acre tract described in Book 5819, Page 654, R.O.D.C.; thence leaving said drive N 19 degrees 53 minutes 51 seconds W, passing an iron pin at 25.00 feet, in all 618.59 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 599.45 feet to an iron pin placed this survey, thence S 17 degrees 08 minutes 33 seconds W 102.47 feet to an iron pin; thence S 72 degrees 51 minutes 27 seconds E, 50.00 feet to an iron pin, thence S 17 degrees 08 minutes 33 seconds W, passing an iron pin at 181.88 feet in all 206.88 feet to a point in the center of the aforementioned drive; thence with the center of drive, S 76 degrees 46 minutes 00 seconds W, 86.52 feet to a point; thence leaving said drive S 15 degrees 48 minutes 24 seconds W, passing an iron pin at 38.28 feet in all 209.40 feet to an iron pin; thence S 37 degrees 30 minutes 45 seconds W, 121.45 feet to an iron pin; thence S 27 degrees 17 minutes 01 seconds W, 198.56 feet to an iron pin; thence S 05 degrees 45 minutes 26 seconds W, 266.58 feet to an iron pin; thence N. 72 degrees 26 minutes 05 seconds W, 377.77 feet to an iron pin; thence N 19 degrees 06 minutes 49 seconds E, 360.54 feet to an iron pin placed this survey; thence N 72 degrees 31 minutes 22 seconds W, passing an iron pin 67.26 feet in all 92.26 feet to a point in the center of said drive; thence with center N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E, 76.60 feet; thence N 78 degrees 05 minutes 44 seconds E, 176.86 feet to the point of beginning, and being part of the property conveyed to Neal W. Carter and wife, Ann R. Carter, Grantor, by deeds recorded at Book 5383, Page 311 and Book 3674, Page 310, R.O.D.C., Ninth Civil District, Davidson

County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 3/17/1983.

Together with a non-exclusive permanent easement of record in Book 6467, Page 363, Register's Office for said County. (which shall run with the property conveyed herein) for ingress and egress over the existing fifty (50) feet wide right-of-way from Griffith (erroneously referred to as Griffith in prior deed of record) Road to, across, and along the property conveyed herein. The center line of said right-of-way is described as follows:
Beginning at a point being the Southerly corner of a 10.00-acre tract described in Book 5819, Page 654, R.O.D.C., thence N 24 degrees 59 minutes 22 seconds E, 12.68 feet to a point; thence N 34 degrees 27 minutes 56 seconds E, 78.40 feet to a point; thence N 53 degrees 53 minutes 43 seconds E, 63.88 feet; thence N 65 degrees 14 minutes 39 seconds E. 76.60 feet; thence N 78 degrees 5 minutes 44 seconds E, 176.86 feet to a point (being the point of beginning of the tract herein conveyed); thence N 72 degrees 8 minutes E, 236.4 feet; thence N 76 degrees 46 minutes E, 203.5 feet; thence S 85 degrees 17 minutes E, 90.9 feet; thence S 64 degrees 51 minutes E, 88.9 feet; thence S 50 degrees 38 minutes E, 90.1 feet, thence S 44 degrees 28 minutes E. 118.6 feet; thence S 42 degrees 12 minutes E, 154.0 feet; thence S 33 degrees 22 minutes E. 45.6 feet; thence S 16 degrees 3 minutes E, 72.1 feet; thence S 4 degrees 26 minutes E, 78.7 feet; thence S. 5 degrees 3 minutes W, 70.0 feet; thence S 5 degrees 3 minutes W, 70.0 feet; thence S 10 degrees 0 minutes W, 131.2 feet; thence S 0 degrees 24 minutes W 45.3 feet; thence S 21 degrees 23 minutes W, 49.2 feet; thence S 43 degrees 45 minutes E, 51.2 feet; thence S 62 degrees 20 minutes E, 102.1 feet; thence S 64 degrees 26 minutes E, 321.2 feet; thence S 75 degrees 58 minutes E, 77.2 feet; thence S 88 degrees 21 minutes E, 291.1 feet; thence S 84 degrees 30 minutes E, 166.4 feet to the center of Griffith Road, as shown in two separate surveys of Perry A. Chapdelaine, Jr., dated 09/01/81, and 03/17/83.

Being the same property conveyed to CMN 44, LLC, a Florida limited liability company, from Laura M. Todt-Stiefvater and Paul T. Stiefvater, wife and husband, by Warranty Deed dated October 26, 2023 and recorded October 26, 2023 in Instrument #20231026-0083955, said Register's Office.

Being the same property conveyed to Laura M. Todt-Stiefvater and Paul T. Stiefvater, wife and husband, from Perry A. Carlson and Andrea M. Carlson, husband and wife, by Warranty Deed dated October 6, 2020 and recorded October 8, 2020 in Instrument #20201008-0117156, said Register's Office.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantor, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees; to use the right-of-way described above, which impinges upon and bisects the tract conveyed herein, for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

Also, together with the easement set forth in Book 6467, Page 363, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5091 Pine Hill Road, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 3rd day of September, 2024

CMN 44, LLC, a Florida Limited Liability Company

By: _____
Kory Nanke, Manager

By: _____
Candace Nanke

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Collier

Personally appeared before me, a Notary Public, CMN 44, LLC and CMN 44, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22 day of August, 2024.

Notary Public State of Florida
Steven L. Somsen
My Commission HH 440711
Expires 9/5/2027

_____
Notary Public

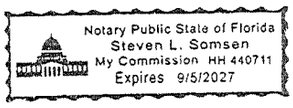
Steven L. Somsen
Printed Notary Name

My commission expires: 9/5/2027

STATE OF FLORIDA
COUNTY OF COLLIER

On this the 30th day of August, 2024, before me, appeared Kory Nanke and Candace Nanke, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is a manager of CMN 44, LLC, a Florida Limited Liability Company, and that said instrument was signed on behalf of said CMN 44, LLC and said officer acknowledged said instrument to be the free act of deed of CMN 44, LLC.

WITNESS my hand and seal, this the 30th day of August, 2024.



Notary Public

Steven L. Somsen
Printed Notary Name

My commission expires: 9/5/2027

True Copy Certification

I, **Pam Autry,** 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 this the 30 day of ~~September~~ August, 2024.

Affiant Signature

Date 9/4/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027