Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 13800006800	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 24-01-012

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **BLU TACO BELLE, LLC, a Tennessee limited liability company** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantors are advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409 (j) (5).

This is unimproved property located at 3701 Couchville Pike, Hermitage, Davidson County, Tennessee 37076, containing 1.29 acres more or less.

Karen Johnson
Batch # 1199425
10/31/2024 10:33:40 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDWARR
5 pgs

20241031-0084254

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $200,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 30th day of October 2024.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Witness, this the 30 day of October 2024.

BLU TACO BELLE, LLC, a Tennessee limited liability company

By: Managing Member
Jason Robert Bockman, Managing Member

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 30 day of October, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jason Robert Bockman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Managing Member of Blu Taco Belle, LLC, a Tennessee limited liability company, and that as such he being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Jason Robert Bockman as such Managing Member of the Blu Taco Belle, LLC, a Tennessee limited liability company .

Witness my hand and official seal on this the 30 day of October 2024.

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Commission Expires: _____

Exhibit A

Being a tract or parcel of land located and fronting on the southerly side of Couchville Pike in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at a #5 Capped Rebar RLS# 2986 set near the end of COUCHVILLE PIKE on the south side of said roadway having a Tennessee State Plane Coordinate of N:642174.77 & E:1809875.22; thence, along said roadway S 80°41'24" E a distance of 195.17' and S 80°14'43" E a distance of 86.38' to a 1/2" Iron Rod found; thence, with the State of Tennessee (DB-20190422 0036218) S 05°29'31" W a distance of 400.93' to a #4 Capped Rebar found; thence, with the Corps of Engineers property N 28°15'32" W a distance of 505.55' to the Point of Beginning containing 1.29 acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 on July 9, 2024.

Being the same property conveyed to Jason Bockman, married, by Warranty Deed from David R. Tomlinson and Elizabeth Norene McCrary of record in Instrument No. 20140214-0013073 Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on February 14, 2014. Elizabeth Norene McCrary sole surviving heir of Bobby R. McCrary, deceased, per the Last Will and Testament of Bobby Ray McCrary.

Being a portion of the same property conveyed to Blu Taco Belle LLC by Quitclaim Deed from Jason Bockman and wife, Erica Bockman aka Erica L. Bockman of record in Instrument No. 20220922-0105305 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 22, 2022.

Exhibit B
Transaction Number 24-01-012
Permitted Encumbrances

1. Taxes for the year 2024 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.

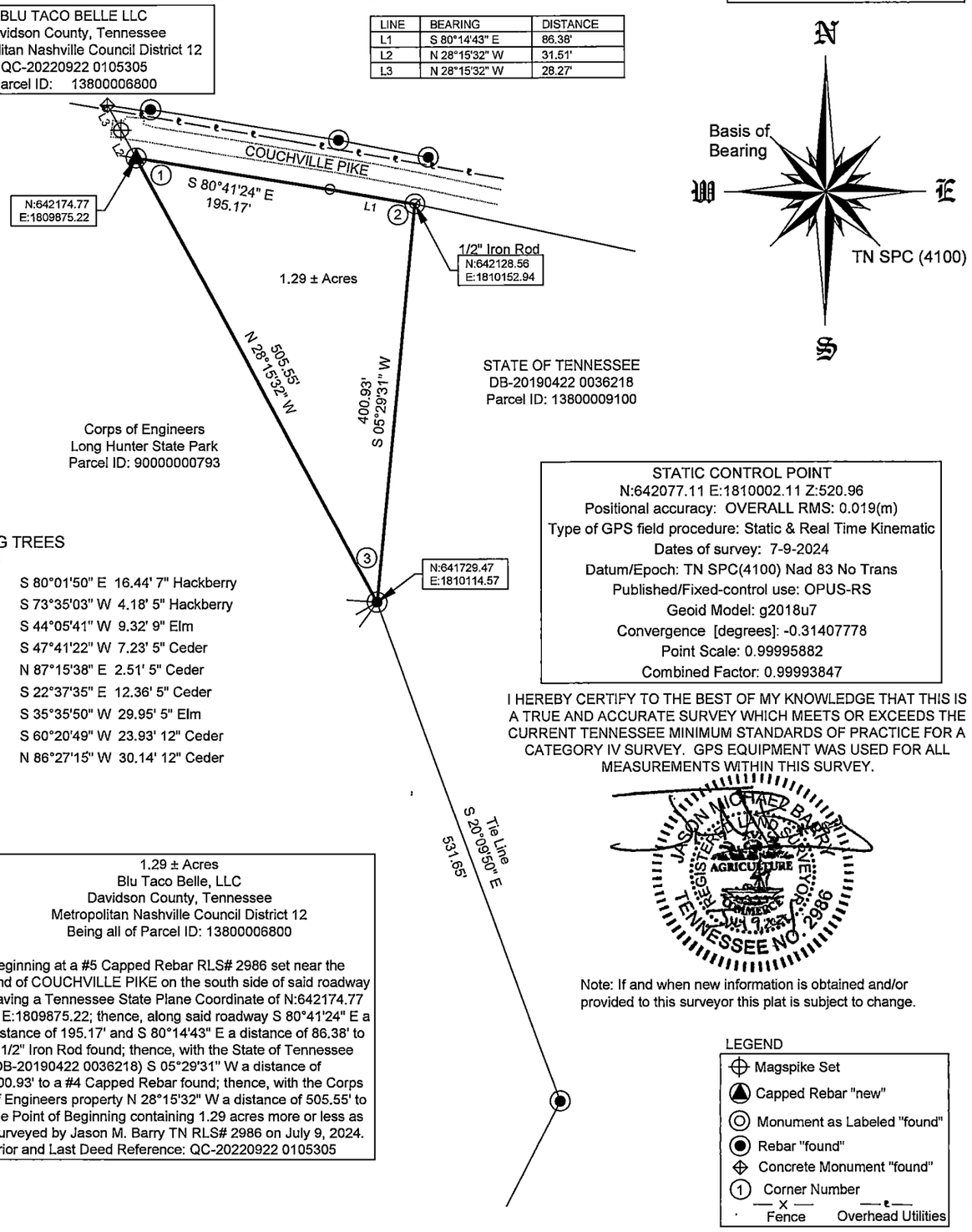
EXHIBIT C
TRANSACTION NUMBER 24-01-012

PLAT OF SURVEY

STATE OF TENNESSEE TRANSACTION NUMBER 24-01-012

BLU TACO BELLE LLC
Davidson County, Tennessee
Metropolitan Nashville Council District 12
QC-20220922 0105305
Parcel ID: 13800006800

LINE	BEARING	DISTANCE
L1	S 80°14'43" E	86.38'
L2	N 28°15'32" W	31.51'
L3	N 28°15'32" W	28.27'



BEARING TREES
Corner #

1. S 80°01'50" E 16.44' 7" Hackberry
1. S 73°35'03" W 4.18' 5" Hackberry
1. S 44°05'41" W 9.32' 9" Elm
2. S 47°41'22" W 7.23' 5" Ceder
2. N 87°15'38" E 2.51' 5" Ceder
2. S 22°37'35" E 12.36' 5" Ceder
3. S 35°35'50" W 29.95' 5" Elm
3. S 60°20'49" W 23.93' 12" Ceder
3. N 86°27'15" W 30.14' 12" Ceder

STATIC CONTROL POINT
N:642077.11 E:1810002.11 Z:520.96
Positional accuracy: OVERALL RMS: 0.019(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: 7-9-2024
Datum/Epoch: TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use: OPUS-RS
Geoid Model: g2018u7
Convergence [degrees]: -0.31407778
Point Scale: 0.99995882
Combined Factor: 0.99993847

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

Note: If and when new information is obtained and/or provided to this surveyor this plat is subject to change.

1.29 ± Acres
Blu Taco Belle, LLC
Davidson County, Tennessee
Metropolitan Nashville Council District 12
Being all of Parcel ID: 13800006800

Beginning at a #5 Capped Rebar RLS# 2986 set near the end of COUCHVILLE PIKE on the south side of said roadway having a Tennessee State Plane Coordinate of N:642174.77 & E:1809875.22; thence, along said roadway S 80°41'24" E a distance of 195.17' and S 80°14'43" E a distance of 86.38' to a 1/2" Iron Rod found; thence, with the State of Tennessee (DB-20190422 0036218) S 05°29'31" W a distance of 400.93' to a #4 Capped Rebar found; thence, with the Corps of Engineers property N 28°15'32" W a distance of 505.55' to the Point of Beginning containing 1.29 acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 on July 9, 2024. Prior and Last Deed Reference: QC-20220922 0105305

LEGEND

- Magspike Set
- Capped Rebar "new"
- Monument as Labeled "found"
- Rebar "found"
- Concrete Monument "found"
- (1) Corner Number
- — x — Fence
- —e— Overhead Utilities

NOTE:

1. The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
2. COUCHVILLE PIKE has an assumed right of way of 25' from the existing centerline based off from the existing monuments found.

LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE: July 9, 2024	SURVEYED BY: JMB & SWB	DRAWN BY: JMB
SCALE: 1" = 100'		CARLSON BRX7's All Signals
SURVEY FOR: STATE OF TENNESSEE	FILERS: 7-9-2024 24-01-012	0 100 200
		SHEET 1 OF 1