Karen Johnson Davidson County
Batch# 1205545 DEEDWARR
11/15/2024 09:33:30 AM 5 pgs
Fees: $28.00 Taxes: $3,919.22
20241115-0089077

This instrument prepared by and after recording return to:

Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

S2090941 A

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Gray Dental Care, P.C. Attn: Phillip Gray 625 Berry Road Nashville, TN 37204	Same as New Owner.	118-03-0-025.00 118-03-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **625 BERRY ROAD GP,** a Tennessee general partnership ("Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **GRAY DENTAL CARE, P.C.**, a Tennessee professional corporation ("Grantee;" the terms "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits), those certain tracts or parcels of land lying and being in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto (collectively, the "Property").

TO HAVE AND TO HOLD said Property, together with all appurtenances, estates, hereditaments, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered.

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

[*Signatures commence on the following page*]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of October, 2024.

GRANTOR:

625 BERRY ROAD GP,
a Tennessee general partnership

By: _____
Steve Brown, General Partners

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Steve Brown, the general partner of 625 Berry Road GP, a Tennessee general partnership, the within-named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he executed the foregoing instrument for the purposes therein contained, by signing his name, as the general partner of the general partnership.

Witness my hand and official seal this 7th day of October, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

ELISE PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,059,249.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 7th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

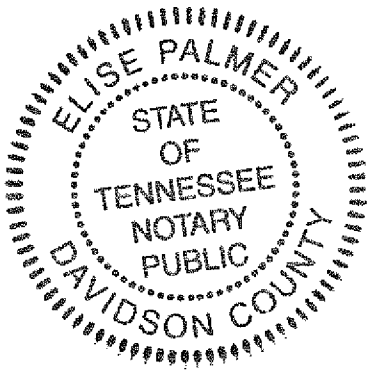


Exhibit "A"

Land situated in Davidson County, Tennessee, being Lot No. 19 and part of Lot 20 on the Plan of Berrywood Subdivision, Section 2, as of record at Plat Book 3106, Page 14, Register's Office for said County.

Said Lot No. 19 fronts 84.0 feet on the southerly margin of Berry Road and extends back between lines 145.9 feet on the westerly line and 89.1 feet on the easterly line to a dead line in the rear on which it measures 101.3 feet.

Said Lot 20 is described as beginning at a point in the southerly margin of Berry Road at the common front corner of lots Nos. 19 and 20; Thence, with the line between said lots southwardly 89.1 feet to a point and being a point in the line of the property conveyed to the State of Tennessee by deed at Book 4416, Page 421, said Register's Office; thence, with the line of division of Lot No. 20 and the said property conveyed to the State of Tennessee, North 39 degrees 35 minutes East, 60.3 feet to a point; thence, North 55 degrees 58 minutes East, 56.0 feet to the end of a curve in the westerly margin of Bransford Ave.; thence northwestwardly around said curve 49.2 feet to the end of said curve in the southerly margin of said Berry Road; thence, with the margin of said Berry Road westwardly 85.0 feet to the point of beginning.

Being the same property conveyed to 625 Berry Road GP, a Tennessee general partnership, from Phillip Gray, II and wife, Julie Gray, by Warranty Deed dated February 12, 2021 and recorded February 23, 2021 in Instrument Number [20210223-0021929] in the Clerk's Office of the Circuit Court of Davidson County.

Parcel ID:

1) 118-03-0-025.00

2) 118-03-0-026.00

Tennessee Certification of Electronic Document

I, **Sasha Korn**, 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 **10/07/2024** (date of document).

Sasha Korn
Affiant Signature

11/14/2024
Date

State of New York

County of New York

Sworn to and subscribed before me this **14** day of **November**, 2**024**.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES: **04/24/2025**

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2025