(4)

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson
Batch # 1215976
12/13/2024 10 10 12 AM
Fees $33 00 Taxes $11,470 00

Davidson County
DEEDWARRSP
6 pgs

20241213-0096898

This Instrument Prepared by
J MARK BURTON
Wyatt, Tarrant & Combs, LLP
250 West Main Street, Suite 1600
Lexington, Kentucky 40507

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or true value, whichever is greater for this transfer is $3,100,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2024

Notary Public
My Commission Expires:

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
BRIAN WOLFF **OSWALDO BARAJAS** 711 Providence Blvd Clarksville, Tennessee 37042	**BRIAN WOLFF** **OSWALDO BARAJAS** 711 Providence Blvd Clarksville, Tennessee 37042	**02600014800**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **COUGAR MADISON REAL PROPERTY, LLC,** a Tennessee limited liability company (the "**Grantor**"), has bargained and sold and does hereby transfer and convey unto **BRIAN WOLFF** and **OSWALDO BARAJAS** (collectively, the "**Grantee**"), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property".

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, their heirs and assigns, forever.

AND Grantor covenants with the Grantee, subject to the matters set forth herein, that it is lawfully seized and possessed of the Property in fee simple, that it has good right to sell and convey the same, that the same is unencumbered, and that Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this instrument is effective as of the 5th day of December, 2024.

[Signature Page to Follow]

COUGAR MADISON REAL PROPERTY, LLC, a Tennessee limited liability company

By: _____
David Hudson, Manager

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

Personally appeared before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, David Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager of Cougar Madison Real Property, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as manager of Cougar Madison Real Property, LLC.

WITNESS my hand, at office, this 26TH day of NOVEMBER, 2024.

My Commission Expires: 12-28-2028

_____
NOTARY PUBLIC

EMMA NICOLAY NOTARY PUBLIC EXP. 12/28/2028 SOUTH CAROLINA

EXHIBIT A

2212 Gallatin Pike

Beginning at a new iron rod in the north margin of Gallatin Road (U S. 31-E) said point being 666.50 feet, more or less, northeasterly from the east margin of Liberty Lane; thence leaving said road margin and running with the northerly line of a 4 11 acre tract (part of the original parcel of record in Deed Book 5957 Page 977 R.O.D.C., Tenn.) North 22 degrees 33' 18" West 582.18 feet to an iron rod in the south boundary of the Thomas F. Diskin property as evidenced in Deed Book 4079 Page 368 R.O D.C., Tenn , thence running with said property North 74 degrees 52' 21" East 134.69 feet to an old iron rod at the northwest corner of a tract of land owned by Loyd B Smith as evidenced in Deed Book 2858 Page 143 R O.D.C., Tenn ; thence running with said owners west boundary South 22 degrees 26' 40" East 531 50 feet to an old iron rod in the north margin of Gallatin Road; thence running with said north margin South 53 degrees 21' 14" West 290 00 feet to the point of beginning and containing 1.700 acres, more or less

The above described property being more recently described as follows:

MAP/PARCEL 02600014800

2212 GALLATIN PIKE; TITLE PARCEL 3

BEING A CERTAIN PARCEL OF LAND LYING IN THE TENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID PARCEL IS SHOWN AS PARCEL 148 ON DAVIDSON COUNTY PROPERTY MAP 26. SAID PARCEL IS LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E), APPROXIMATELY 794 FEET NORTH OF LIBERTY LANE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (OLD) WITH NO CAP, IN THE NORTHERLY RIGHT-OF-WAY LINE OF GALLATIN PIKE NORTH (HIGHWAY 31E), AT THE SOUTHWESTERLY CORNER OF WAL-MART REAL ESTATE BUSINESS TRUST, OF RECORD AS INSTRUMENT NUMBER 200609051095211, R.O.D.C T (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AND SHOWN AS LOT 2 ON THE PLAT ENTITLED, PARTITION PLAT OF WAL-MART LIBERTY SUBDIVISION, OF RECORD AS PLAT INSTRUMENT NUMBER 201311150118339, R.O.D.C.T., AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID WAL-MART WITH SAID GALLATIN PIKE, SOUTH 53 DEGREES 14 MINUTES 41 SECONDS WEST, 136.65 FEET TO A P.K. NAIL (NEW) WITH A SHINER STAMPED, RAGAN SMITH ASSOCIATES, IN SAID RIGHT-OF-WAY AT THE SOUTHEASTERLY CORNER OF STJ, LP, OF RECORD IN DEED BOOK 9163, PAGE 907, R O.D.C.T.;

THENCE, LEAVING SAID RIGHT-OF-WAY WITH SAID STJ, LP, NORTH 25 DEGREES 27 MINUTES 33 SECONDS WEST, 594 95 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES, IN THE SOUTHERN LINE OF SAID WAL-MART;

THENCE, WITH SAID WAL-MART FOR THE NEXT THREE CALLS·

1) NORTH 71 DEGREES 43 MINUTES 51 SECONDS EAST, 134.69 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

2) SOUTH 24 DEGREES 17 MINUTES 54 SECONDS EAST, 188.47 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED, RAGAN-SMITH & ASSOCIATES;

3) SOUTH 26 DEGREES 07 MINUTES 14 SECONDS EAST, 362 92 FEET TO THE POINT OF BEGINNING AND CONTAINING 75,608 SQUARE FEET OR 1.74 ACRES, MORE OR LESS, ACCORDING TO SURVEY DATED NOVEMBER 22, 2019, BY TED J. STEVENSON II, TN RLS NO. 2136, RAGAN-SMITH & ASSOCIATES, 315 WOODLAND STREET, NASHVILLE, TN 37206

Together with that certain easement set forth in that certain Easement Agreement, dated December 5, 2024, of record in Instrument No. 20241213 0096895 in the Register's Office for Davidson County, Tennessee, over the following described property.

A portion of MAP/PARCEL 02600008200

Being a certain tract of land lying in the Tenth Council District of Nashville, Davidson County, Tennessee. Said tract is a portion of Parcel 82 as shown on Davidson County Property Map 26 Parcel 82 is conveyed to Cougar Madison Real Property, LLC, of record in Deed Instrument Number 201911270122751, in the Register's Office for Davidson County, Tennessee Said tract is located on the northerly right-of-way line of Gallatin Pike North (Highway 31E), and being South 53°14'41" West, 136 65 feet, from the southwesterly corner of Lot 2, as shown on the plat entitled, Wal-Mart Liberty Subdivision, of record as Plat Instrument Number 20131115-0118339, in the Register's Office for Davidson County, Tennessee, and being more particularly described, by metes and bounds, as follows:

Beginning at a point in the northerly right-of-way line of Gallatın Pike North (Highway 31E), at the common corner between Parcels 82 and 148 and being the southeasterly corner of the herein described property;

Thence, with said Gallatin Pike North, South 53°14'41" West, 20 40 feet to a point,

Thence, leaving said Gallatin Pıke North, and severing said Parcel 82, with a new line of dıvision, North 25°27'33" West, 601.68 feet to a point in the southerly lıne of Lot 2, of said, Wal-Mart Liberty Subdivisıon;

Thence, with said Lot 2, North 72°19'03" East, 20 19 feet to a point at the common corner between Parcels 82 and 148 Parcel 148 is conveyed to Cougar Madison Real Property, LLC, of record ın Deed Instrument Number 201911270122751, in the Register's Office for Davidson County, Tennessee,

Thence, with the common line between Parcels 82 and 148, South 25°27'33" East, 594.95 feet to the point of begınning and contaınıng 11,966 square feet or 0.27 acre, more or less, according to survey dated October 17, 2024, by Ted J Stevenson II, TN RLS No. 2136, Ragan-Smith & Associates, 315 Woodland Street, Nashville, TN 37206.

The above descrıbed property being a part of the property conveyed to Cougar Madison Real Property, LLC, a Tennessee limited liability company, by special warranty deed dated November 25, 2019, of record in Instrument No. 20191127-0122751, in the Davidson County Register's Office

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