Karen Johnson Davidson County
Batch# 540090 DEEDWARRSP
12/22/2020 11:53:30 AM 9 pgs
Fees: $48.00 Taxes: $6,320.46
20201222-0152156

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUESTED BY/RETURN TO:
BCHH, Inc. c/o Bradley Cianni
181 Montour Run Road
Coraopolis, PA 15108
bcianni@bchhinc.com

MAIL TAX STATEMENTS TO:
MUPR 3 ASSETS, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

THIS INSTRUMENT PREPARED BY:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law
3805 Edwards Rd, Ste 550, Cincinnati, OH 45209
P: 513-247-9605; F: 866-611-0170

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 17th day of December, 2020, is made and entered into by and between **SRMZ 1, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **MUPR 3 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Schedule "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Schedule "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 11th day of December, 2020.

GRANTOR:

SRMZ 1, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyson Cimino
Its: Closing Supervisor

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 11th day of December, 2020, by Alyson Cimino, as Closing Supervisor of Main Street Renewal LLC, the Authorized Signor of SRMZ 1, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
Official/Notarial Seal

_____
(Signature of Notary Public)

01/06/2021
My Commission Expires

New Owner Name and Address to:

MUPR 3 ASSETS, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

Property Address:

105 Nelson Ct W, Nashville, TN 37115
4729 Rockland Trl, Antioch, TN 37013
4736 Rockland Trl, Antioch, TN 37013
4737 Rockland Trl, Antioch, TN 37013
4741 Rockland Trl, Antioch, TN 37013

Tax Parcel ID:

033-16-0-116.00
176-05-0C-008.00
176-05-0C-018.00
176-05-0C-010.00
176-05-0C-011.00

I/We hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual value or consideration for this transfer, whichever is greater, is:

$1,708,230.45

AFFIANT:

MUPR 3 ASSETS, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyson Cimino
Its: Closing Supervisor

_____
(Signature of Notary Public)

01/06/2021
My Commission Expires

NOTARY PUBLIC STATE OF TEXAS
ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

_____
Official/Notarial Seal

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 103-A on the plan of PLAN OF ZONE LOT DIVISION, LOTS 100 THROUGH 111, SECTION 2, PRIMROSE MEADOWS, of record in Plat Book 6900, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SRMZ 1, LLC by deed recorded 01/08/2019 at Instrument No. 20190108-0001896, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 105 Nelson Ct W, Nashville, TN 37115
PARCEL ID: 033-16-0-116.00
TITLE FILE NO: X1SRMZ1-TNO0001

TRACT 2:

BEING Lot 8 on the plan of WATERBROOKE, of record as Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SRMZ 1, LLC by deed recorded 01/08/2019 at Instrument No. 20190108-0001896, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4729 Rockland Trl, Antioch, TN 37013
PARCEL ID: 176-05-0C-008.00
TITLE FILE NO: X1SRMZ1-TNO0002

TRACT 3:

BEING Lot 18 on the plan of WATERBROOKE, of record in Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SRMZ 1, LLC by deed recorded 01/08/2019 at Instrument No. 20190108-0001896, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4736 Rockland Trl, Antioch, TN 37013
PARCEL ID: 176-05-0C-018.00
TITLE FILE NO: X1SRMZ1-TNO0003

Schedule "A"
Legal Description(s)
(Continued)

TRACT 4:

BEING Lot 10 on the plan of WATERBROOKE, of record in Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SRMZ 1, LLC by deed recorded 01/08/2019 at Instrument No. 20190108-0001896, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4737 Rockland Trl, Antioch, TN 37013
PARCEL ID: 176-05-0C-010.00
TITLE FILE NO: X1SRMZ1-TNO0004

TRACT 5:

BEING Lot 11 on the plan of WATERBROOKE, of record in Instrument No. 20050914-0110516, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to SRMZ 1, LLC by deed recorded 01/08/2019 at Instrument No. 20190108-0001896, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4741 Rockland Trl, Antioch, TN 37013
PARCEL ID: 176-05-0C-011.00
TITLE FILE NO: X1SRMZ1-TNO0005

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (105 NELSON CT W, NASHVILLE, TN 37115) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 105.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5039, Page 481; Book 7976, Page 410; and Book 5711, Page 866.

AS TO TRACT 2 (4729 ROCKLAND TRL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s/plat(s) recorded at Instrument No. 20050914-0110516.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20050929-0117387.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20061017-0128575.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381.

AS TO TRACT 3 (4736 ROCKLAND TRL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s/plat(s) recorded at Instrument No. 20050914-0110516.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20050929-0117387.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20061017-0128575.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381.

Schedule "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 4 (4737 ROCKLAND TRL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s/plat(s) recorded at Instrument No(s). 20050914-0110516.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20050929-0117387.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20061017-0128575.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381.

AS TO TRACT 5 (4741 ROCKLAND TRL, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Instrument No(s). 20050914-0110516.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No(s). 20050929-0117387.

(3) Easement(s) as set forth in instrument(s) recorded at Instrument No(s). 20061017-0128575.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Instrument No(s). 20040817-0099381.

True Copy Certification

I, Michael Krivoski, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Melanie Miller

** Michael Krivoski

Notary's Signature

My Commission Expires: 4-27-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries