Karen Johnson Davidson County
Batch# 543775 DEEDWARRSP
12/31/2020 08:03:30 AM 7 pgs
Fees: $38.00 Taxes: $3,318.85
20201231-0154853

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:
SRMZ 3, 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 **EPH 2 ASSETS, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **SRMZ 3, 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:

EPH 2 ASSETS, 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 EPH 2 ASSETS, 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:

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

Property Address:

1508 Villa Pl, Nashville, TN 37212
5849 Beauregard Dr, Forest Hills, TN 37215

Tax Parcel ID:

105-05-0-058.00
145-10-0-003.00

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:

$896,985.49

AFFIANT:

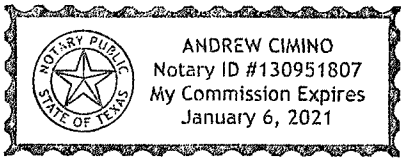
SRMZ 3, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyson Cimino
Its: Closing Supervisor

_____
(Signature of Notary Public)

01/06/2021
My Commission Expires



Official/Notarial Seal

Schedule "A"
Legal Description(s)

TRACT 1:

BEING Lot 5 on the plan of SUBDIVISION, LOT NO. 49 IN O.B. HAYES' ROKEBY ADDITION, of record in Plat Book 421, Page 22, 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 EPH 2 ASSETS, LLC by deed recorded 05/20/2020 at Instrument No. 20200520-0052291, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 1508 Villa Pl, Nashville, TN 37212
PARCEL ID: 105-05-0-058.00
TITLE FILE NO: X1SRMZ3-TNI0002

TRACT 2:

BEING Lot 40 on the plan of TYNE VALLEY ESTATES, SECTION 4, of record in Plat Book 3600, Page 10, 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 EPH 2 ASSETS, LLC by deed recorded 05/20/2020 at Instrument No. 20200520-0052291, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 5849 Beauregard Dr, Forest Hills, TN 37215
PARCEL ID: 145-10-0-003.00
TITLE FILE NO: X1SRMZ3-TNI0003

Schedule "B"
Permitted Exception(s)

AS TO TRACT 1 (1508 VILLA PL, NASHVILLE, TN 37212) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 421, Page 22 and Plat Book 21, Page 87, in the Register's Office of Davidson County, Tennessee.

AS TO TRACT 2 (5849 BEAUREGARD DR, FOREST HILLS, TN 37215) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 3600, Page 10, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 3376, Page 598; Book 3406, Page 490; and Book 3574, Page 303, in the Register's Office of Davidson County, Tennessee.

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

* HEATHER L REVAY

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.

** MICHAEL KRIVOSKI

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166