FROM: Linda F. Schlanger, Executrix of the Estate of Melvin P. Schlanger
TO: Hummingbird Investments LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Hummingbird Investments LLC 1071 2nd Avenue South Nashville, TN 37210-2642	Hummingbird Investments LLC 1071 2nd Avenue South Nashville, TN 37210-2642	093-16-0-160.00 093-16-0-168.00 093-16-0-226.00 093-15-0-330.00 093-15-0-376.00 091-12-0-249.00 091-12-0-250.00

THIS INSTRUMENT PREPARED BY: William Timothy Hill, Attorney at Law, Price Hill & Kolarich, 201 Fourth Ave. N., Suite 1800, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is TWO MILLION FIFTY THOUSAND AND NO/100 DOLLARS ($2,050,000. 00).

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2020.

Notary Public

My Comm. Expires: 07/09/24

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, Linda Schlanger, Executrix for the Estate of Melvin P. Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto Hummingbird Investments LLC, a Tennessee limited liability company ("**Grantee**"), its heirs and assigns, a certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Properties**").

The Properties are improved properties.

Karen Johnson Davidson County
Batch# 546443 DEEDWARRSP
01/05/2021 11:30:16 AM 11 pgs
Fees: $58.00 Taxes: $7,585.00

20210105-0001511

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs and assigns, forever.

Grantor covenants and binds itself and its successors and assigns to warrant and forever defend the title to the Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed effective as of December 31, 2020.

GRANTOR:

Linda Schlanger, Executrix for the
Estate of Melvin P. Schlanger

By: _____
Name: Linda Schlanger
Title: Executrix

_____
Linda Schlanger

[*acknowledgment follows*]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda Schlanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Executrix for the Estate of Melvin P. Schlanger, the within named bargainor, and that she, as such Executrix for the Estate of Melvin P. Schlanger, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as the Executrix for the Estate of Melvin P. Schlanger.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 31st day of December 2020.

Charlotte E Herring
NOTARY PUBLIC

[S E A L]

My Commission Expires:

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA SCHLANGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2020.

Charlotte E Herring
Notary Public

My Commission Expires:
(SEAL)

CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

EXHIBIT A

THE PROPERTIES

Legal Description

Tract 1
Map & Parcel No.: 093-16-0-160.00

Land situated, lying and being in Davidson County, Tennessee, described as follows, to-wit: Being Lot No. 1 on an unregistered plan of the Koscis Property in South Nashville, described as follows: Beginning on the Northerly margin of Green, formerly Leigh Street, at a point 159 feet West of the Westerly margin of Fairfield Avenue, being the corner of Lots Nos. 1 and 2 on said unregistered plan; thence with the line between said two lots, Northwestwardly 165 feet to the Southerly margin of an alley; thence with said alley Westerly 41 feet to the Easterly margin of another alley; thence with the last mentioned alley Southwardly 165 feet to the Northerly margin of Green Street; thence with same Eastwardly 41 feet to the beginning.

Being part of that property conveyed to Harris Gilbert, Pauline Gilbert and Charles Gilbert, Jr., by Warranty Deed from Leon Gilbert, an unmarried man more than twenty-one years of age, of record in Book 2602, Page 423, in the Register's Office of Davidson County, Tennessee, dated November 29, 1956, and recorded on November 29, 1956.

Being the same property conveyed to Melvin Schlanger by Warranty Deed from Harris A. Gilbert, Pauline Gilbert Bader and Charles Gilbert, Jr., of record in Book 11468, Page 975, in the Register's Office of Davidson County, Tennessee, dated April 30, 1999, and recorded on May 7, 1999.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is Improved property known as 82 Green Street, Nashville, TN.

Tract 2
Map & Parcel No.: 093-16-0-168.00

Land in the City of Nashville, Davidson County, Tennessee, described as follows:
Beginning at a stake 150 feet West of the corner of Fairfield Avenue and Leigh Street (Green Street) and on the South side of Green Street; thence Westwardly along the line of said Green Street 50 feet to a stake in the corner of an alley; thence Southwardly along the line of said alley;

thence Eastwardly and parallel with Green Street 50 feet to a stake; thence Northwardly 165 feet to the beginning.

Being the same property conveyed to Jack Schlanger and wife, Jennie K. Schlanger, by Warranty Deed from Roland S. Abrahams, Rose A. Goldman and Harris S. Abrahams, of record in Book 3881, Page 868, in the Register's Office of Davidson County, Tennessee, dated April 10, 1965, and recorded on April 20, 1965.

The said Jennie K. Schlanger having since died on December 26th, 1975 leaving Jack Schlanger as sole surviving tenant by the entirety.

The said Jack Schlanger having since died on October 12th, 1986 bequeathed the subject property to Melvin Schlanger by will Probated under Will Book 156, Page 288, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated February 18, 1985 and admitted to probate October 24, 1986.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is Improved property known as 81 Green Street, Nashville, TN.

Tract 3
Map & Parcel No.: 093-16-0-226.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 286 on the Map of Maury and Claibornes Addition, of record in Book 21, Page 84 and 85, R.O.D.C. Tennessee. Said Lot No. 286 fronts 35 feet on the Southerly side of Robertson Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Jerry Karr and wife, Bernice M. Karr and Jack Schlanger and wife, Jennie K. Schlanger, by Warranty Deed from Reavin Barskin and wife, Annie Barskin, of record in Book 3537, Page 499, in the Register's Office of Davidson County, Tennessee, dated May 2, 1963, and recorded on May 13, 1963.

Being part of that property, a one-half undivided interest of which was conveyed to Jack Schlanger and wife, Jennie K. Schlanger, by Warranty Deed from Jerry Karr and wife, Bernice M. Karr, of record in Book 3611, Page 315, in the Register's Office of Davidson County, Tennessee, dated July 31, 1963, and recorded on August 5, 1963.

The said Jennie K. Schlanger having since died on December 26th, 1975 leaving Jack Schlanger as sole surviving tenant by the entirety.

The said Jack Schlanger having since died on October 12th, 1986 bequeathed the subject property to Melvin Schlanger by will Probated under Will Book 156, Page 288, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated February 18, 1985 and admitted to probate October 24, 1986.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is Improved property known as 63 Robertson Street, Nashville, TN.

Tracts 4 & 5
Map & Parcel Nos.: 093-15-0-330.00 & 093-15-0-376.00 1036 2nd and 1040 2nd

Land in Davidson County, Tennessee, being part of Lot No. 9 on the Plan of the University Lots, in the City of Nashville, Tennessee, as of record in Book U, Page 212, Register's Office for said County. Said part of said lot fronts 100 feet on the Eastern side of South Market Street, now 2nd Avenue, South, and extends back at right angles and between parallel lines 188 feet to an alley in the rear and being the Southerly 100 feet of said Lot No. 9. Tract VI Map & Parcel No.: 091-012-0-249.00 A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 9 on the unrecorded Map of Mary Harwell Lands. Said Lot No. 9 fronts 50 feet on the West side of 40th Avenue North, formerly Clifton Avenue, and runs back between parallel lines parallel to and 395 feet North of the North margin of Delaware Avenue, 200 feet to an alley. Tract VII Said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows – viz: Land in Davidson County, Tennessee. Being Lot No. 10 in the Unrecorded Map of Mary Harwell's subdivision of Lots 7 and 12, Clifton on the West side of 40th Avenue North. Said Lot No. 10 fronts 50 feet on the West side of 40th Avenue North, formerly Clifton Avenue, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Jack Schlanger and wife, Jennie K. Schlanger, by Warranty Deed from John T. Baugh and Lewis I. Apple, of record in Book 4139, Page 975, in the Register's Office of Davidson County, Tennessee, dated June 9, 1967, and recorded on June 9, 1967.

The said Jennie K. Schlanger having since died on December 26th, 1975 leaving Jack Schlanger as sole surviving tenant by the entirety.

The said Jack Schlanger having since died on October 12th, 1986 bequeathed the subject property to Melvin Schlanger by will Probated under Will Book 156, Page 288, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated February 18, 1985 and admitted to probate October 24, 1986.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is Improved property known as 1036 and 1040 2nd Ave South, Nashville, TN 37210.

Tract 6
Map & Parcel No: 091-012-0-249.00

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL ID : 09112024900 AS SHOWN ON DAVIDSON COUNTY TAX MAP, BEING PART OF LOT NO.12 ON THE PLAN OF A MAP OF THE TOWN OF CLIFTON OF RECORD IN PLAT BOOK 21, PAGE 35, IN THE REGISTER OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND AT THE WESTERLY MARGIN OF 40TH AVE N WITH INTERSECTION OF ALLEY #1203 ; ALSO BEING IN THE NORTHWEST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918 0094393 (R.O.D.C., TN);

THENCE, S 46°18'38" E, 91.00' TO AN IRON ROD (SET), AND BEING POINT OF TRUE BEGINNING;

THENCE, S 46°18'38" E, 45.50' TO AN IRON ROD (SET) ; ALSO BEING IN THE NORTH WEST CORNER OF THE KATAYOON AMINMADANI PROPERTY AS OF RECORD IN INSTRUMENT: DB-20120719 0063382 (R.O.D.C., TN);

THENCE, S42°44'28"E, 199.44' TO AN IRON ROD SET IN THE EASTERLY MARGIN OF ALLEY #1189 ; ALSO BEING IN THE SOUTHWEST CORNER OF THE KATAYOON AMINMADANI PROPERTY AS OF RECORD IN INSTRUMENT: DB-20120719 0063382 (R.O.D.C., TN);

THENCE, N 46°25'47" W, 48.80' TO AN IRON ROD (SET) IN THE EASTERLY MARGIN OF ALLEY # 1189 ; ALSO BEING IN THE SOUTHEAST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156 0000288 (R.O.D.C., TN);

THENCE, N43°41'22"W, 199.51' TO THE POINT OF TRUE BEGINNING.

CONTAINING 9404.57 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

Being the same property conveyed to Jack Schlanger and wife, Jennie K. Schlanger, by Warranty Deed from Clifford Turner and wife, Susie Turner, of record in Book 4176, Page 99, in the Register's Office of Davidson County, Tennessee, dated September 28, 1967, and recorded on September 29, 1967.

The said Jennie K. Schlanger having since died on December 26th, 1975 leaving Jack Schlanger as sole surviving tenant by the entirety.

The said Jack Schlanger having since died on October 12th, 1986 bequeathed the subject property to Melvin Schlanger by will Probated under Will Book 156, Page 288, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated February 18, 1985 and admitted to probate October 24, 1986.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is improved property known as 617 40th Avenue North, Nashville, TN.

Tract 7
Map & Parcel No: 091-12-0-250.00

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL ID : 09112025000 AS SHOWN ON DAVIDSON COUNTY TAX MAP, BEING PART OF LOT NO.12 ON THE PLAN OF A MAP OF THE TOWN OF CLIFTON OF RECORD IN PLAT BOOK 21, PAGE 35, IN THE REGISTER OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND AT THE WESTERLY MARGIN OF 40TH AVE N WITH INTERSECTION OF ALLEY #1203 ; ALSO BEING IN THE NORTHWEST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918 0094393 (R.O.D.C., TN);

THENCE, S 46°18'38" E, 45.50' TO AN IRON ROD (SET), AND BEING POINT OF TRUE BEGINNING;

THENCE, S 46°18'38" E, 45.50' TO AN IRON ROD (SET) ; ALSO BEING IN THE NORTHWEST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156 0000288 (R.O.D.C., TN);

THENCE, S43°41'22"E, 199.51' TO AN IRON ROD SET IN THE EASTERLY MARGIN OF ALLEY #1189 ; ALSO BEING IN THE SOUTHWEST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156 0000288 (R.O.D.C., TN);

THENCE, N 46°25'47" W, 45.50' TO AN IRON ROD (SET) ; ALSO BEING IN THE SOUTH EAST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918 0094393 (R.O.D.C., TN);

THENCE, N43°41'22"W, 199.60' TO THE POINT OF TRUE BEGINNING.

CONTAINING 9079.84 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

Being the same property conveyed to Jack Schlanger by Clerk & Master's Deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 3507, Page 227, in the Register's Office of Davidson County, Tennessee, dated February 18, 1963, and recorded on February 28, 1963.

The said Jack Schlanger having since died on October 12th, 1986 bequeathed the subject property to Melvin Schlanger by will Probated under Docket No. 78950, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, Probated Oct 24th, 1986.

The said Melvin Schlanger having since died testate on June 25th, 2020. Said Linda Schlanger as Executrix of the Estate of Melvin Schlanger and Linda Schlanger in her individual capacity as devisee of the Last Will and Testament of Melvin P. Schlanger, have the full power to sale and convey the subject property without joinder of any other beneficiary as set out in the Last Will and Testament of Melvin P. Schlanger, of record in Docket No. 20P1173, in the Office of the Circuit Clerk, Probate Division, of Davidson County, Tennessee, dated July 2, 1996, and admitted to probate August 21, 2020.

This is improved Property known as 619 40th Avenue North, Nashville, TN.

*None of the above subject properties having ever been transferred or conveyed into the Testamentary Trust under the Last Will and Testament of Melvin P. Schlanger

EXHIBIT B

PERMITTED EXCEPTIONS

1. County of Davidson taxes for the year 2020 paid and the County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLAIBORNE PLAN, as recorded in Book 21, Page(s) 84, said Register's Office. (as to Tract III/Parcel 226).

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE UNIVERSITY LOTS, as recorded in Book U, Page(s) 212, said Register's Office. (as to Tracts IV & V/Parcels 330 & 376).

4. Easement for Right of Way, recorded in Book 2995, Page 25, said Register's Office. (as to Tract I/Parcel 160).

5. Easement for Anchor, recorded in Instrument No. 20110708-0052365, said Register's Office. (as to Tract V/Parcel 376).

6. Rights of others in and to any alleys adjacent to the subject parcels.

7. Rights or claims of tenants under unrecorded leases.

8. Subject to all governmental regulations, zoning and/or set back line.