THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

AFFIANT

Subscribed and sworn to before me this 15 day of April, 2021.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 616005 DEEDWARR
04/15/2021 02:39:35 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50

20210415-0050631

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
CVHC8, LLC 1728 General George Patton Dr. Suite 200 Brentwood, TN 37027	New Owner	053-02-0-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

CHARLES A. KOTLARIS and wife, KATHY L. KOTLARIS

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

CVHC8, LLC, a Tennessee Limited Liability Company

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1510 Robinson Road, Old Hickory, Tennessee 37138.

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

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever (other than claims arising from the matters set forth on Exhibit "B").

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of April 2021.

CHARLES A. KOTLARIS

Kathy L Kotlaris
KATHY L. KOTLARIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CHARLES A. KOTLARIS, 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 executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 15th day of April 2021.

Dana A. Childress
Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

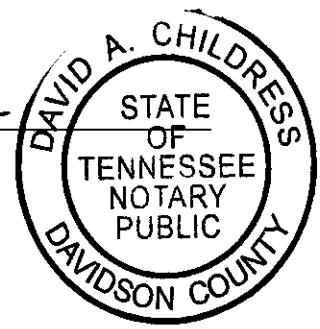
My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATHY L. KOTLARIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 15th day of April 2021.

David A. Childress
Notary Public



My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

A certain tract or parcel of land lying in the Councilmanic District Eleven (11) of Davidson County, Tennessee, and more accurately described as follows:

Beginning at an iron pin in the southwesterly margin of Robinson Road, said point being North 66 degrees 38 minutes 34 seconds West 140.00 feet from the centerline of Newport Drive; thence, leaving said road South 46 degrees 46 minutes West 457.46 feet to an iron rail; thence, South 6 degrees 43 minutes West 176.53 feet to an iron pin; thence, North 60 degrees 06 minutes 08 seconds West 68.95 feet to a concrete monument; thence, North 49 degrees 24 minutes West 150.14 feet to a concrete monument; thence, North 44 degrees 11 minutes 30 seconds East 180.40 feet to an iron pin; thence, North 41 degrees 04 minutes 30 seconds East 173.32 feet to a concrete monument; thence, North 39 degrees 40 minutes 30 seconds East 109.57 feet to a concrete monument; thence, North 27 degrees 06 minutes 41 seconds East 104.85 feet to an iron pin in the southwesterly right-of-way of Robinson Road; thence, with a curve to the left (having a radius of 1873.64 feet) 159.75 feet to an iron pin; thence, South 66 degrees 38 minutes 34 seconds East 29.02 feet to an iron pin and the point of beginning, containing 1.934 acres according to a survey made by Michael V. Holmes & Associates, Inc., April 23, 1981.

Being the same property conveyed by Warranty Deed from MICHAEL K. VAUGHN, Trustee of the Brenda G. Vaughn Trust, to CHARLES A. KOTLARIS and wife, KATHY L. KOTLARIS, dated July 30, 2014, of record in Instrument No. 20140730-0067974, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to Davidson County taxes and assessments for the year 2021 and subsequent years, tenants in possession pursuant to unrecorded lease agreement, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.