This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| ADVENT INVESTCO II, LLC | New owner | MAP & PARCEL (S) |
| 330 – 336 Douglas Avenue | | 071-15-0H-001.00 CO |
| Nashville, TN 37207 | | 071-15-0H-002.00 CO<br>071-15-0H-003.00 CO<br>071-15-0H-004.00 CO<br>071-15-0H-009.00 CO |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **STRATEGIC OPTIONS INTERNATIONAL, LLC.**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **ADVENT INVESTCO II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 39 , as shown on the map entitled Sharpe & Horns 1st Addition, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 39 fronts 50 feet on the easterly margin of Stainback Avenue and extends back between parallel lines 153 feet to a line in the rear measuring 50 feet thereon.

The property is formerly described as follows:
Land in Davidson County, Tennessee, being Unit Nos. 1 through 4, together with all common elements including any limited common elements comprising the Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170530-0053411, in the Register's office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property.

Being the same property conveyed to STRATEGIC OPTIONS INTERNATIONAL, LLC, by deed from KIMBERLY SMITH AND ROBERT SMITH, WIFE AND HUSBAND, of record as Instrument No. 20150317-0022571 , dated March 16, 2015 , said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 8370, page 599, said Register's Office.

This is ()UNIMPROVED

(X)IMPROVED property known as 330, 332, 334 & 336 Douglas Avenue, Nashville, TN 37207.

Karen Johnson Davidson County
Batch# 704060 **DEEDWARRSP**
08/25/2021 11:01:51 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210825-0114721

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And 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 successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18 day of August 2021.

STRATEGIC OPTIONS INTERNATIONAL, LLC.
A Tennessee limited liability company

By: _____
Myron Dowell
Title: Member

STATE OF Maryland
COUNTY OF Calvert

Personally appeared before me, the undersigned, a Notary Public of said county and state, Myron Dowell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Member of **STRATEGIC OPTIONS INTERNATIONAL, LLC.**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18 day of August, 2021.

Erin L. Vaira
Notary Public

**ERIN L. VAIRA**
Notary Public
St. Mary's County
Maryland
My Commission Expires Feb. 24, 2024

My Commission Expires: FEB. 24.2024

STATE OF Maryland
COUNTY OF Calvert

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

_____
Affiant

Subscribed and sworn to before me this 18 day of August, 2021

Erin L. Vaira
Notary Public

My Commission Expires:
FEB.24.2024

**ERIN L. VAIRA**
Notary Public
St. Mary's County
Maryland
My Commission Expires Feb. 24, 2024