Karen Johnson Davidson County
Batch# 753955 DEEDWARRSP
11/12/2021 12:42:30 PM 5 pgs
Fees: $28.00 Taxes: $9,250.00
20211112-0150910

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Emerald Property Group, LLC c/o United Corporate Services, Inc. 874 Walker Road, Suite C Dover, Delaware 19904	Map/Parcel No. 105-10-0-364.00	Emerald Property Group, LLC c/o United Corporate Services, Inc. 874 Walker Road, Suite C Dover, Delaware 19904
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, P&M INVESTMENT COMPANY, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfer and convey to EMERALD PROPERTY GROUP LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located at 1901 8th Avenue South, Nashville, Tennessee

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public
My Commission Expires: 3-3-2025

PATTI ROCHA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 3, 2025

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the claims of all persons whomsoever claiming by, through or under Grantor, but no others, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4th day of November, 2021.

GRANTOR:

P&M Investment Company, LLC,
a Tennessee limited liability company

By: _____
Peter Woo Chul Park,
its Authorized Signatory

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, Patti Rocha, a Notary Public in and for the State and County aforesaid, personally appeared Peter Woo Chul Park, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of P&M Investment Company, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Signatory, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Signatory.

4th WITNESS my hand and seal at office in Nashville, Tennessee, on this the day of November 2021.

_____
Notary Public

My Commission Expires: 3-3-2025

PATTI ROCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
March 3, 2025

EXHIBIT A

Being Lot No. 1 on the Plan of Edgehill Estates, Section 72, of record in Plat Book 4885, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to P&M Investment Company, LLC, by Warranty Deed of record in Instrument No. 20110826-0066056, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2022 and subsequent years, a lien but not yet due and payable.

2. Restrictive Covenants Running With the Land of The Nashville Housing Authority in the Edgehill Urban Renewal Project of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee, with Certificate of Compliance of record in Book 5991, Page 794, Register's Office for Davidson County, Tennessee.

3. Rights of Harpeth Financial Services, LLC, as tenant in possession only, pursuant to the terms of that certain Lease Agreement dated September 30, 2011 by and between P&M Investment Company, LLC, as landlord, and Harpeth Financial Services, LLC d/b/a Advance Financial, as tenant.

4. The following matters shown on the ALTA/NSPS Survey prepared by Barton F. Carr (TN RLS No. 1781) with Carr & Associates Engineering, Inc., dated October 28, 2020:

a. Retaining wall along southerly property line; and

b. Power lines and fencing crossing within westerly boundary lines.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/4/21 (date of document).

Affiant Signature

11/4/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

