Karen Johnson Davidson County
Batch# 769505 DEEDWARRSP
12/07/2021 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $18,870.00
20211207-0162390

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br><br>MUDTER PATTERSON & COX PLLC<br>Attorneys at Law<br>3811 Bedford Avenue, Suite 205<br>Nashville, Tennessee 37215<br>(615) 383-4429 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br>The actual consideration or value, whichever is greater, for this transfer is: $5,100,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 21 day of October, 2021.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 3, 2025

## SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| SL 5035 Harding Place LLC<br>c/o The Silverman Group<br>195 Morristown Road<br>Basking Ridge, NJ 07920<br>Attn: Accounting Department | SL 5035 Harding Place LLC<br>c/o The Silverman Group<br>195 Morristown Road<br>Basking Ridge, NJ 07920<br>Attn: Accounting Department | 134 00 0 168.00 |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HARDING ATHLETIC CLUB HOLDINGS, GP, a Tennessee general partnership ("Grantor") has this day bargained and sold, and does hereby transfer and convey to SL 5035 HARDING PLACE LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 5035 Harding Place, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, effective as of the 21st day of October, 2021.

GRANTOR:

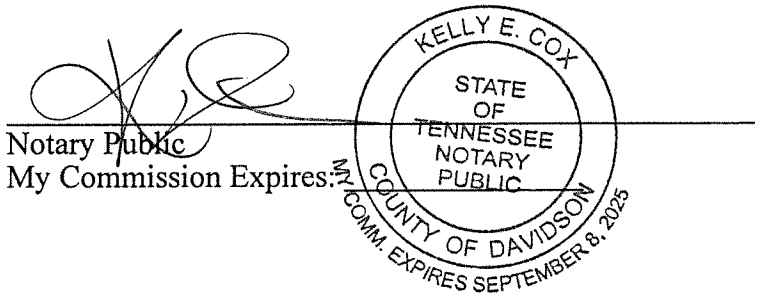
HARDING ATHLETIC CLUB HOLDINGS, GP
a Tennessee general partnership

By:_____
Chauncey Saurus, Authorized Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chauncey Saurus, the 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 purposes therein contained and who further acknowledged that she is the Authorized Partner of HARDING ATHLETIC CLUB HOLDINGS, GP, a Tennessee general partnership, 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 and official seal at office, this 20th day of October, 2021.




Notary Public
My Commission Expires:

Exhibit "A"

Land situated in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harding Industrial Park Section Four, Revised, of record in Book 5050, Page 58 in the Register's Office for Davidson County, Tennessee, said land bounded by Harding Place on the west, Ezell Pike on the east and the CSX railroad right-of-way on its southernmost boundaries and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod (new) at the intersection of the east margin of Harding Place and the north margin of the CSX Railroad right-of-way; thence with said margin of Harding Place, North 50 degrees 36 minutes 47 seconds East, 414.57 feet to a capped iron rod (old) at the point of curvature of a curve to the right; thence along said curve having a radius of 30.00 feet and a chord extending South 80 degrees 00 minutes 38 seconds East, 45.54 feet, a distance of 51.71 feet to a capped iron rod (old) in the westerly margin of Ezell Pike; thence along said margin and along a curve to the right, having a radius of 296.80 feet and a chord extending South 11 degrees 15 minutes 59 seconds East, 196.86 feet, a distance of 200.66 feet; thence South 81 degrees 53 minutes 54 seconds East, 5.00 feet; thence South 08 degrees 06 minutes 06 seconds West, 357.39 feet to a capped iron rod (old); thence North 73 degrees 01 minute 09 seconds West, 75.93 feet to a "MAG" nail in the north line of the CSX Railroad right-of-way; thence along said line, North 46 degrees 35 minutes 26 seconds West, 393.26 feet to the point of BEGINNING.

Being the same property conveyed to Harding Athletic Club Holdings, GP, a Tennessee general partnership, by Special Warranty Deed dated August 14, 2014 from Switco, LLC, a Kentucky limited liability company, recorded August 18, 2014 as Instrument No. 20140818-0074667 in Register's Office for Davidson County, Tennessee, and by Quitclaim Deed made by Switco, LLC, a Kentucky limited liability company, dated August 14, 2014 and recorded August 18, 2014 as Instrument No. 20140818-0074668 in said Register's Office.

This conveyance is made subject to the following:

1. State and County taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been assumed by Grantee.
2. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
3. Rights of tenants under unrecorded lease agreements.
4. All matters as set forth on a map entitled, "Revised Section 4, Harding Industrial Park" recorded in Book 5050, Page 58, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in Book 4766, Page 471, Register's Office for Davidson County, Tennessee.
6. Grant as to sewer lines to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services as set forth in Book 4986, Page 148, Register's Office for Davidson County, Tennessee.
7. Easements granted to Metropolitan Government of Nashville and Davidson County as set forth in Book 5189, Page 330, Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement as set forth in Book 5861, Page 575, Register's Office for Davidson County, Tennessee.
9. Easement Deed by Court Order in Settlement of Landowner Action recorded as Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
10. All matters on the survey of the subject property dated July 31, 2014, last revised August 5, 2014, prepared by James Allen Crawford, III, T.R.L.S. No. 1455, Crawford & Cummings P.C. Project No. 14-102, including but not limited to the encroachment of parking spaces across the northeastern boundary lines of the subject property.

## Certificate of Authenticity

I, Heather Manfredi, 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 October 20, 2021.

Name: **Heather Manfredi**

Title: **Branch Manager**

Dated: **October 20, 2021**

STATE OF **New Jersey**

COUNTY OF **Morris**

Personally appeared before me, Deborah Arlotta, a notary public for this county and state, Heather Manfredi, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to subscribed before me on **October 20, 2021**

Notary Public: **Deborah Arlotta**

My Commission Expires: December 15, 2002

DEBORAH A. ARLOTTA
Notary Public, State of New Jersey
My Commission Expires
December 15, 2022