Karen Johnson Davidson County
Batch# 770954 DEEDWARRSP
12/09/2021 10:11:30 AM 5 pgs
Fees: $28.00 Taxes: $28,740.68
20211209-0163211

THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $7,767,750.00

Affiant

William K Lewis
Notary Public
Cleveland County North Carolina
My Commission Expires
APRIL 7, 2022

SUBSCRIBED AND SWORN to before me, this 3 day of August, 2021

Notary Public
My Commission Expires: APRIL 7, 2022

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
522 Fifth Venture, LLC P.O. Box 633 Dexter, Missouri 63841	Same	093 10 0 348.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged Equitable Enterprises, Inc., a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 522 Fifth Venture, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly on Exhibit A attached hereto and incorporated herein by reference.

This is unimproved (___) improved (__X__) property, known as 516 Rep John Lewis Way South formerly known as 516 5th Avenue South, Nashville, TN 37203.

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

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to

warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 2 day of August, 2021, to be effective on the 3rd day of August, 2021.

GRANTOR:

EQUITABLE ENTERPRISES, INC.,
a Tennessee corporation

By: Stephen T. Inasu
Title: Chief Financial Officer

STATE OF NEW JERSEY)

COUNTY OF SOMERSET)

Before me, a Notary Public of said County and State, personally appeared Stephen T. Inasu, the Chief Financial Officer of Equitable Enterprises, Inc., a Tennessee corporation, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Financial Officer of the company, and that he, as such, executed the foregoing instrument for the purpose therein contained.

Witness ~~my~~ hand and ~~official seal~~, this the 2 day of August, 2021.

Notary Public
Commission Expires: 4-3-24

Romin Shah ID#2384239
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 04/03/2024

Exhibit A

PARCEL 1:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHERLY 4 FEET 4 INCHES OF LOT NO. 30, AND THE NORTHERLY 50 FEET 8 INCHES OF LOT NO. 31 ON THE PLAN OF BARROW GROVE, OF RECORD IN BOOK "S", PAGE 279, 319, 612 AND 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PARTS OF LOTS NO. 30 AND 31 FRONT TOGETHER 55 FEET ON THE EASTERLY SIDE OF 5TH AVENUE SOUTH, FORMERLY SUMMER STREET, AND RUN BACK BETWEEN PARALLEL LINES 176 FEET TO AN ALLEY.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHERLY 9-1/3 FEET OF LOT NO. 31, AND THE NORTHERLY 25-2/3 FEET OF LOT NO. 32 ON THE PLAN OF BARROW GROVE, OF RECORD IN BOOK "S", PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PARTS OF LOTS NO. 31 AND 32 FRONT TOGETHER 35 FEET ON THE EASTERLY SIDE OF 5TH AVENUE SOUTH, FORMERLY SUMMER STREET, AND RUN BACK BETWEEN PARALLEL LINES 176 FEET TO AN ALLEY.

BOTH PARCELS BEING THE SAME PROPERTY CONVEYED TO EQUITABLE ENTERPRISES, INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED DATED JULY 29, 2019 AND RECORDED AUGUST 7, 2019 IN INSTRUMENT NO. 20190807-0078531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL 3:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHERLY 34 FEET 4 INCHES OF LOT NO. 32, AND THE NORTHERLY 4 FEET OF LOT NO. 33 ON THE PLAN OF BARROW GROVE, OF RECORD IN BOOK "S", PAGES 279, 319, 612 AND 697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PARTS OF LOTS NO. 32 AND 33 FRONT TOGETHER 38 FEET 4 INCHES ON THE EASTERLY SIDE OF 5TH AVENUE SOUTH, FORMERLY SUMMER STREET, AND RUN BACK BETWEEN PARALLEL LINES 176 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO EQUITABLE ENTERPRISES, INC., A TENNESSEE CORPORATION BY QUITCLAIM DEED DATED OCTOBER 11, 2019 AND RECORDED OCTOBER 23, 2019 IN INSTRUMENT NO. 20191023-0108634, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Irenelle Redfearn, 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 August 2, 2021.

Irenelle Redfearn
Affiant Signature

8/3/2021
Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 3 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06.04.2024

NOTARY'S SEAL

NATALIE T FISHER
Notary Public - North Carolina
Mecklenburg County
My Commission Expires Jun 4, 2024