SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,150.000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March 2022.

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

BRIANA GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 820330 DEEDWARRSP
03/11/2022 11:33:30 AM 7 pgs
Fees: $38.00 Taxes: $19,055.00
20220311-0028687

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Newco ARC, LLC	Same	09302304300
(NAME)	(NAME)	
1350 Avenue of the Americas	Same	
(ADDRESS)	(ADDRESS)	
New York, New York 10019		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANKET PATEL, PINAL SANKET PATEL AND SUMAN PATEL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEWCO ARC, LL, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of and appurtenances thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Witness our hands this 1 day of MARCH, 2022.

SANKET PATEL

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of March, 2022, before me personally appeared SANKET PATEL, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Charlotte E Herring

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

PINAL SANKET PATEL

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25 day of March, 2022, before me personally appeared PINAL SANKET PATEL, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Charlotte Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

SUMAN PATEL

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of March, 2022, before me personally appeared SUMAN PATEL, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 5, as shown on the map entitled Plan of the Subdivision of the northerly part of Lot No. 76 in the Original Plan of Nashville, as partitioned among the devisees of John Nichol, deceased, said plan of said subdivision being of record in Minute Book "K" Page 250, County Court for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 5 fronts 21-1/2 feet on the easterly side of Fifth Avenue, North, formerly Summer Street, and runs back between parallel lines with the southerly margin of Union Street, 75 feet to an 8 foot alley.

Being the same property conveyed to SANKET PATEL, PINAL SANKET PATEL, and SUMAN PATEL by deed of record in Instrument No. 20121031-0100210, in the Register's Office for Davidson County,
Tennessee.

This is improved property known as 246 5th Avenue North, Nashville, TN 37219.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Minute Book K, Page 250, County Court of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 March 1, 2022 (date of document).

Affiant Signature

March 1, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY