This Instrument Prepared By:
Buchalter PC
16425 N. Scottsdale Rd., Suite 440
Scottsdale AZ 85254
Attn: Josiah R. Reid, Esq.

Karen Johnson Davidson County
Batch# 830048 DEEDWARRSP
03/28/2022 02:50:07 PM 5 pgs
Fees: $28.00 Taxes: $4,071.85

20220328-0035704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,100,500.00

Logan Cass
Affiant

Subscribed and sworn to before me this 25th day of March, 2022.

Josiah M. King
Notary Public

My commission expires: 7/22/2025

JOSIAH M. KING
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
R.E. Comfortspaces, LLC 1902 Russell St. Nashville, TN 37206 Attn.: Kenneth Byers And K&K Southeast LLC 1902 Russell St. Nashville, TN 37206 Attn.: Kenneth Byers	Same	61-15-310

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ideal Solutions, LLC, a Tennessee limited liability company ("**Grantor**"), hereby transfers and conveys all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land unto R.E. ComfortSpaces, LLC, a South Carolina limited liability company and K&K Southeast LLC, a Tennessee limited liability company (collectively, referred to herein as the "**Grantee**"), their successors and assigns, as tenants in common, each as to an undivided fifty percent (50%) interest.

The above-referenced land is improved property known as 3831 Gallatin Pike, Nashville, Tennessee 37216, and together with the improvements and other rights described in the first paragraph hereof is referred to herein as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

IDEAL SOLUTIONS, LLC, a Tennessee limited liability company

By: _____

Name: Adeel Mohammad

Title: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADEEL MOHAMMAD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of IDEAL SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24 of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Exhibit "A"

TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE MAP OF THE SUBDIVISION OF MAPLEWOOD HOME TRACT, AS OF RECORD IN PLAT BOOK 421, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 100 FEET, MORE OR LESS, ON THE WESTERLY MARGIN OF GALLATIN ROAD, AS WIDENED, AND EXTENDS BACK ALONG LINES AS AFFECTED BY THE WIDENING OF GALLATIN ROAD, 251.5 FEET, MORE OR LESS, ON THE NORTHERLY LINE ALONG THE SOUTHERLY MARGIN OF OAK ST., AND 250.0 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO A LINE IN THE REAR, WHICH IS THE WESTERLY OR REAR LINE OF LOT 29 OF SAID SUBDIVISION, ON WHICH IT MEASURES 76.4 FEET.

BEING THE SAME PROPERTY CONVEYED TO IDEAL SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM RICK VU, UNMARRIED, OF RECORD IN INSTRUMENT NO. 201712180128331, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

To Special Warranty Deed

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. No insurance is afforded as to the acreage or square footage contained in the Land.

3. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

4. All matters shown on plat(s) of record in Plat Book 421, Page 174, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Mrs. Nina May Pierce and Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Book 4319, Page 885, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of the Memorandum of Tenants in Common Ownership & Management Agreement by and between E. ComfortSpaces, LLC, a South Carolina limited liability company and K&K Southeast LLC, a Tennessee limited liability company, dated March 25, 2022 and recorded March 28, 2022, at Instrument * 20220328-0035705, in the Register's Office of Davidson County, Tennessee.