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 $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 1st day of June, 2022.

Notary Public
My Commission Expires: 7/9/2025
[Affix Seal]

MOLLIE ANN GASS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires July 09, 2022

Karen Johnson Davidson County
Batch# 867728 DEEDWARRSP
06/06/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20220606-0064832

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
EJ Nash Investments, LLC Attn: Eric Zelenko 804 Pershing Drive, Suite 104 Silver Spring, MD 20910	Same	082 09 0 367.00

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 BG Investments, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto EJ Nash Investments, LLC, a Maryland 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 described as follows:

Being a tract of land lying in Davidson County, Tennessee, also being Lot 27 on the Plan of Hugh McGavock Addition, as of record in Plat book 17, Page 640, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an exiting pk nail on the westerly right-of-way line of 2nd Avenue North at a corner common with Monroe Germantown, LLC, as of record in Deed Instrument No. 20211012-0137128, at said Register's Office;

Thence with the westerly right-of-way line of 2nd Avenue North, South 27 deg 11 min 28 sec East, 141.8 feet to an iron rod set at a corner common with Williams Portfolio 20, LLC, as of record in Deed Instrument No. 20210422-0053774, at said Register's Office;

Thence leaving the westerly right-of-way line of 2nd Avenue North with the northerly property line of Williams Portfolio 20, LLC, South 63 deg 19 min 16 sec West, 134.35 feet to an exiting pk nail on the easterly right-of-way line of alley No. 505;

Thence with the easterly right-of-way line of Alley No. 505, North 27 deg 11 min 28 sec West, 141.81 feet to an existing iron rod at a corner common with said Monroe Germantown, LLC;

Thence with the southerly property line of Monroe Germantown, LLC, North 63 deg 19 min 16 sec East, 134.40 feet to the point of beginning, containing 19,052 square feet (0.44 acres more or less).

Being the same property conveyed to BG Investments, LLC, as record in Deed Instrument No. 20140611-0050825, at said Register's Office.

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.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor. 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor executed this instrument on the 1st day of June, 2022.

GRANTOR:
BG Investments, LLC,
a Tennessee limited liability company

By: John P. Boyd
Title: Member

By: Eugene M. Greene
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared John P. Boyd and Eugene M. Greene, all the Members of BG Investments, LLC, a Tennessee limited liability company, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be all the Members of BG Investments, LLC, a Tennessee limited liability company and that they, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 6th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: 7/9/22
[Affix Seal]

MOLLIE ANN GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

Tennessee Certification of Electronic Document

I, Mollie A. Gass, 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 June 1, 2022 (date of document).

Affiant Signature

6/1/22

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-6-2024

NOTARY'S SEAL

