Karen Johnson Davidson County
Batch# 882526 DEEDWARR
06/30/2022 11:58:30 AM 6 pgs
Fees: $33.00 Taxes: $54,556.50
20220630-0076106

Prepared By and Return To:
Waller Lansden Dortch & Davis
511 Union St. Suite 2700
Nashville, TN 37219
Attn: James Bristol

Folio No. 163000268.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and executed as of June 23, 2022, by **KNOWLEDGE ACADEMIES, INC.**, a Tennessee not for profit corporation, whose post office address is 5318 Hollow Parkway, Antioch, Tennessee, 37013(the "**Grantor**") to **ALBATROSS TO HOME AT HICKORY HOLLOW, LLC**, a Florida limited liability company, whose post office address is 600 Corporate Drive, Suite 105, Fort Lauderdale, FL 33334 ("**Grantee**").

Grantor, for Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee and Grantee's successors and assigns forever, the following described property situated and being in the County of Davidson, State of Tennessee (the "**Property**"):

See Exhibit "A" attached to and incorporated in this instrument.

TOGETHER with all of the easements, tenements, hereditaments and appurtenances thereto, and all improvements located on the Property, if any.

And the Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has/have a good right to sell and convey the same; that the same is unencumbered, except for:

1. Existing zoning ordinances and other restrictions as may be imposed by applicable governmental authority, none of which shall be deemed to be reimposed by this instrument.
2. Taxes for the year 2022 and subsequent years, which are not yet due and payable.

And that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

(signatures on next page)

GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Signed, Sealed and Delivered,
KNOWLEDGE ACADEMIES, INC.,
a Tennessee not for profit corporation,

By: _____
Name: James B. Bristol
Title: Board Chairman

Witness: _____
Print Name: Bradley D. Leich

Witness: Debra Lynn Price
Print Name: Debra Lynn Price

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me this 28th day of June, 2022, by James B. Bristol, as Chairman of the Board of Knowledge Academies, Inc., a Tennessee not for profit corporation, for and on behalf of the company. He is personally known to me or produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC, STATE OF Tennessee
Deborah K. Harris
(Print, Type or Stamp Commissioned Name of Notary Public)

DEBORAH K. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 8, 2024

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
5318 Hollow Parkway,
City of Antioch,
Davidson County, Tennessee

MAIL TAX NOTICES TO:
(Name/Address)
Albatross To Home At Hickory Hollow, LLC,
a Florida limited liability company
600 Corporate Drive, Suite 105
Fort Lauderdale, FL 33334

NAME AND ADDRESS OF PROPERTY OWNERS:
Albatross To Home At Hickory Hollow, LLC,
a Florida limited liability company
600 Corporate Drive, Suite 105
Fort Lauderdale, FL 33334

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis
511 Union St. Suite 2700
Nashville, TN 37219
Attn: James Bristol
RETURN TO:
Thomas Title & Escrow
3100 McKinnon St. Suite 170
Dallas, TX 75201

MT#:

TAX PARCEL NO.:

STATE TAX: $_____
REGISTER'S FEE: $_____
RECORDING FEE: $_____
TOTAL: $_____

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ TX
COUNTY OF ~~DAVIDSON~~ Dallas

The actual consideration or true value, whichever is greater for this transfer is
$ 14,745,000.00.

Affiant Kathleen Spositi

Subscribed and sworn before me, this 30th day of June, 2022

Notary

CHRIS EVANS
Notary Public
STATE OF TEXAS
Notary I.D. 13313247-5
My Comm. Exp. June 2, 2025

Attach Exhibit A – Legal Description

Being Lot No. K-3 on the Plan of Resubdivision of Lot K-3, Section 6 of Hickory Hollow Mall, of record in Plat Book 6200, Page 722, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Knowledge Academies, Inc., by deed from Freeland Realty 2, LLC, recorded November 16, 2007, in Instrument No. 20171116-0118027.

Tennessee Certification of Electronic Document

I, Kathleen Spositi, 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 6/23/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 30th day of June, 2022.

CHRIS EVANS
Notary Public
STATE OF TEXAS
Notary I.D. 13313247-5
My Comm. Exp. June 2, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/2/2025

NOTARY'S SEAL