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Karen Johnson Davidson County
Batch# 897410 DEEDWARRSP
08/02/2022 12:23:30 PM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20220802-0087960

SPECIAL WARRANTY DEED

FROM: 119 Second Avenue Partnership 2

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: The Broadway Hotel, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
The Broadway Hotel, LLC 1361 Circle Crest Drive Eddyville, KY 42038	Same	Map 93-6-4, Parcel 50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,500,000.

Affiant

Sworn to and subscribed before me, this 26 day of July 2022.

Notary Public

My Commission Expires: 10/09/2024

DEIDRA NEVILLE NOTARY PUBLIC STATE AT LARGE, KENTUCKY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **119 Second Avenue Partnership 2**, a Tennessee general partnership (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **The Broadway Hotel, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is unimproved property located at 119 2nd Avenue South, Nashville, Tennessee 37201.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or 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, Seller has caused this Special Warranty Deed to be executed effective as of the 20 day of July, 2022.

SELLER: 119 Second Avenue Partnership 2,
a Tennessee general partnership

By: Melanie Hirt
Melanie Hirt, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Melanie Hirt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized General Partner of 119 Second Avenue Partnership 2, the within named bargainor, a general partnership, and that she as such authorized General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as the authorized General Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 20 day of July, 2022.

Notary Public

My Commission Expires: 11/8/22

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 2 on first plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the westerly margin of 2nd Avenue South, formerly Market Street, at a point 200 feet south of the southerly margin of Broadway, formerly Broad Street; thence with said avenue, southerly 50 feet, more or less, to the northeast corner of the property conveyed to Edward Culbert et al, by deed from William Culbert, of record in Book 512, page 194, Register's Office for said county; thence at right angles towards Third Avenue South, 109 feet, more or less, to a stake; thence at right angles toward Broadway, 50 feet; thence at right angles, eastwardly 109 feet, more or less, to the beginning.

Being the same property conveyed to LEON MAY and wife, MIMSYE S. MAY from JIMMIE L. COX by deed of record in Book 5686, page 690, dated November 30, 1980, said Register's Office. LEON MAY and wife, MIMSYE S. MAY further conveyed said property to their four children, MELANIE M. HURT, JACOB MAY, FRANK C. MAY and DEBORAH WOLFMAN in equal shares, by Quitclaim Deed of record in Book 7438, page 753, dated December 29, 1987, said Register's Office. JACOB MAY further conveyed his one-fourth (1/4) undivided interest to THE LEON COMPANY by deed of record in Book 8094, page 647, said Register's Office. Said property was further conveyed to 119 SECOND AVENUE, LLC, from THE LEON COMPANY, MELANIE M. HURT, JACOB MAY, FRANK C. MAY and DEBORAH WOLFMAN by Quitclaim Deed of record in Book 11280, page 781, dated January 4, 1999, said Register's Office. 119 SECOND AVENUE, LLC subsequently became known as 119 SECOND AVENUE PARTNERSHIP pursuant to Certificate of Merger of record as Instrument No. 19991229-0308697, said Register's Office. 119 Second Avenue, LLC further conveyed said property to 119 SECOND AVENUE PARTNERSHIP 2, A TENNESSEE GENERAL PARTNERSHIP by Quitclaim Deed of record as Instrument No. 20160419-0037775, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.

Certificate of Authenticity

I, Lisa Farris, 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 July 20, 2022
Date

Lisa Farris
Affiant Signature

July 20, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of July, 2022.

Notary's Signature

My Commission Expires: 10/22/2025
Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025