Karen Johnson Davidson County
Batch# 899125 DEEDWARRSP
08/04/2022 02:34:30 PM 16 pgs
Fees: $83.00 Taxes: $34,410.00
20220804-0088959

Certificate of Authenticity

I, Christeen Hennes, 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 22, 2022.

Date

Affiant Signature

7/22/22
Date

State of MN
County of Hennepin

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

HOLLY CHRISTINE JOHNSEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2025

My Commission Expires: 1/31/25
Date

Notary's Seal (if on paper)

SPECIAL WARRANTY DEED

FROM: PARK WEST COMPANY, et. al.

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

TO: CLARENDALE WEST END, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
c/o Ryan Companies US, Inc. 700 Oakmont Lane, Suite 100 Westmont, Illinois 60559 Attention: Dave Erickson	Same	104-06-0-022.00, 104-06-0-021.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $9,300,000.00

Affiant

Sworn to and subscribed before me, this 21 day of July 2022.

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2025

Notary Public

My Commission Expires: _____

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, PARK WEST COMPANY, a general partnership, ELIZABETH G. TANNENBAUM, BETTY G. RICHARDSON, KAREN JANE GINSBERG (only as to Tract I as described on Exhibit A), and WEST END MANOR 2015 FAMILY TRUST, BETTY G. ANDERSON TRUST, KAREN G. KING, DAVID O. TANNENBAUM, DANIELLE I. TANNENBAUM, GEMINI R. ANDERSON, MICHAEL S. KING, and STEPHANIE F. KING(only as to Tract II as described on Exhibit A; the foregoing being hereinafter collectively called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto Clarendale West End, LLC, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tracts 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 3416 and 3414 Park Drive, 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.

(signatures on following pages)

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 21 day of July, 2022.

SELLER: PARK WEST COMPANY, a general partnership

By: _____
Elizabeth Tannenbaum
Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 partner of PARK WEST COMPANY, a general partnership, the within named bargainor, and that she as such authorized 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 authorized partner.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Betty G. Anderson by [signature] POA

Betty G. Anderson
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

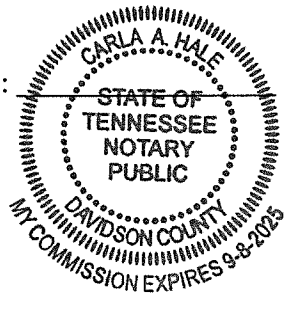
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated June 28, 2022, for Betty G. Anderson, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Betty G. Anderson by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

[signature]
Notary Public

My Commission Expires:



Danielle I. Tannenbaum-Pasch by Elizabeth Tannenbaum POA

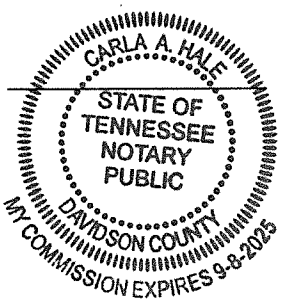
Danielle I. Tannenbaum-Pasch
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 12, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated July 12, 2022, for Danielle I. Tannenbaum-Pasch, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Danielle I. Tannenbaum-Pasch by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale
Notary Public

My Commission Expires: 

David O. Tannenbaum
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 24, 2022

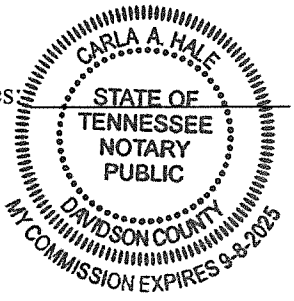
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated June 24, 2022, for David O. Tannenbaum, the within named bargainor, and that he as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of David O. Tannenbaum by himself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires:



Gemini R. Anderson by EAT

Gemini Rachel Anderson
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 4, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated July 4, 2022, for Gemini Rachel Anderson, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Gemini Rachel Anderson by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale

Notary Public

My Commission Expires:

CARLA A. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Michael S. King by [illegible] POA

Michael S. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated July 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

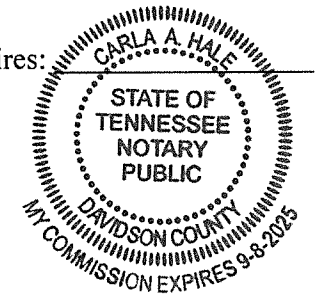
Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the attorney in fact by Power of Attorney dated July 6, 2022, for Michael S. King, the within named bargainor, and that he as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Michael S. King by himself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Carla A. Hale

Notary Public

My Commission Expires:



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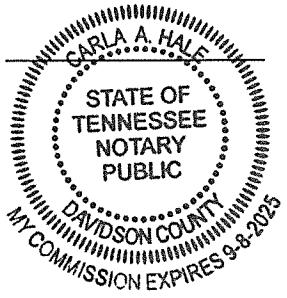
Stephanie F. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated June 28, 2022, for Stephanie F. King, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Stephanie F. King by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: 

Karen G. King by [signature] POA

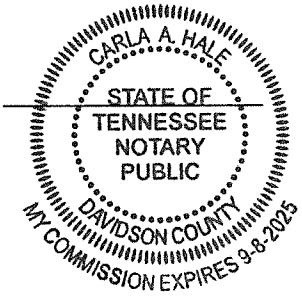
Karen G. King
by Elizabeth Tannenbaum pursuant to Limited Power of Attorney
dated June 28, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth Tannenbaum, 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 attorney in fact by Power of Attorney dated June 28, 2022, for Karen G. King, the within named bargainor, and that she as authorized by such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Karen G. King by herself as attorney in fact.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

[signature]
Notary Public

My Commission Expires: 

WEST END MANOR 2015 FAMILY TRUST

By: Cumberland Trust and Investment Company, Trustee

By: _____
Chris Buckley
Senior Vice President

BY: _____
Elizabeth G. Tannenbaum, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chris Buckley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Senior Vice President of Cumberland Trust and Investment Company, a Trustee of the WEST END MANOR 2015 FAMILY TRUST, the within named bargainor, and that he as such Senior Vice President of the Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Trustee of the trust.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth G. Tannenbaum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Trustee of the WEST END MANOR 2015 FAMILY TRUST, the within named bargainor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

_____
Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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Elizabeth G. Tannenbaum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elizabeth G. Tannenbaum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: _____

CARLA A. HALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

Land in Davidson County, Tennessee, being the southeasterly parts of Lot Nos. 5 and 6, as shown on the map entitled the Plan of West End Park, of record in Book 161 Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning on the northerly margin of Park Road adjoining the Murphy Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 38-1/2° East 145.8 feet to the common corner of Lots Nos. 3, 4, 5, and 6, continuing in the same direction and with the line between Lots Nos. 3 and 6, 80 feet, in all 225.8 feet to the southeast corner of the H. J. Mikel lot; thence with his line, North 52° West 100 feet to an iron pin; thence South 38-1/2° West 80 feet to the dividing line between Lots Nos. 5 and 6, continuing in the same direction 217-1/4 feet, in all 297-1/4 feet to the northerly margin of Park Road; thence with said Road; thence with said road, South 87° East 112-1/2 feet to the beginning.

Being part of the same property conveyed to PARK WEST CORPORATION by deed from NORMAN W. GINSBERG of record in Book 4961 Page 929, dated October 1, 1975, said Register's Office. PARK WEST CORPORATION conveyed said property to DARLENE B. GINSBERG, A 9.85% UNDIVIDED INTEREST, ELIZABETH G. TANNENBAUM, A 30.05% UNDIVIDED INTEREST, BETTY G. RICHARDSON, A 30.05% UNDIVIDED INTEREST AND KAREN JANE GINSBERG, A 30.05% UNDIVIDED INTEREST by quitclaim deed of record in Book 7090 Page 296, dated December 31, 1986, said Register's Office.

DARLENE B. PETERS, f/k/a DARLENE B. GINSBERG, conveyed her 9.85% undivided interest in said property to GINSBERG FAMILY PARTNERSHIP, L.P. by quitclaim deed of record in Book 11657 Page 879, dated August 31, 1999, said Register's Office. GINSBERG FAMILY PARTNERSHIP, L.P. has conveyed its interest in said property to PARK WEST COMPANY by quitclaim deed of record in Instrument No. 20110818-0064043, dated August 11, 2010, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, the same being described as two tracts, the First Tract being the westerly part of Lot No. 5, as shown on the map entitled West End Park, of record in Book 161 Page 47; and, the Second Tract being a portion of Lot No. 6, as shown on the map entitled West End Park, of record in Book 161 Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description as contained in Instrument No. 20151007-0102301, Register's Office, Davidson County, Tennessee.

First Tract: Being the westerly part of Lot No. 5 in West End Park, the Plan of which is recorded in Book 161 Page 47, Register's Office for said County, particularly described as beginning at the northwest corner of a lot heretofore conveyed to Samuel Cowan, the same

being the eastwardly part of said Lot No. 5, and running in a northwesterly direction with the dividing line between Lots Nos. 5 and 6, on said Plan, 145-1/2 feet to the easterly margin of a roadway; thence in a southwesterly direction, with the eastern margin of said roadway, 231.3 feet to a point and stake at the end of the curve; thence with the curve and margin of said roadway to said Cowan's southwest corner; thence in a northeasterly direction with the line of the Cowan lot, 217.25 feet to the beginning.

Second Tract: Being a portion of Lot No. 6, in said West End park as per plan above mentioned, lying north of and adjoining, the above described portion of Lot No. 5, and particularly described as beginning at an iron pin planted in the margin of a roadway at the junction between lots Nos. 5 and 6, 145-1/2 feet to a point; thence in a northeasterly direction and parallel with the rear line of Lots Nos. 6 and 4, thirty feet to a point; thence northwesterly, and parallel with the division line between Lots Nos. 5 and 6, 145-1/2 feet to the margin of the roadway; thence along the margin of said roadway 30 feet to the point of beginning.

Being the same property conveyed to NORMAN W. GINSBERG by deed from MANDALEE LINTON HOOF AND MANDALEE LINTON HOOF, TRUSTEE of record in Book 3907 Page 99, dated June 10, 1965, said Register's Office. NORMAN W. GINSBERG conveyed his interest in said property to GINSBERG FAMILY PARTNERSHIP, L.P. by quitclaim deed of record in Instrument No. 20010102-0000657, dated January 2, 2001, said Register's Office.

GINSBERG FAMILY PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP conveyed said property to WEST END MANOR FAMILY TRUST, A 87.8742104% UNDIVIDED INTEREST, ELIZABETH G. TANNENBAUM, A 2.4184433% UNDIVIDED INTEREST, BETTY G. ANDERSON TRUST, A 2.4184433% UNDIVIDED INTEREST, KAREN G. KING, A 2.4184433% UNDIVIDED INTEREST, DAVID O. TANNENBAUM, A 0.9740919% UNDIVIDED INTEREST, DANIELLE I. TANNENBAUMN, A 0.9740919% UNDIVIDED INTEREST, GEMINI R. ANDERSON, A 0.9740919% UNDIVIDED INTEREST, MICHAEL S. KING, A 0.9740919% INTEREST, AND STEPHANIE F. KING, A 0.9740919% UNDIVIDED INTEREST by quitclaim deed of record in Instrument No. 20110818-0064044, dated August 11, 2010, said Register's Office.

CUMBERLAND TRUST & INVESTMENT COMPANY AND J. KENNETH JACOBS, AS CO-TRUSTEES OF THE WEST END MANOR FAMILY TRUST have conveyed their 87.8742104% undivided interest in said property to CUMBERLAND TRUST & INVESTMENT COMPANY AND J. KENNETH JACOBS, AS CO-TRUSTEES OF THE WEST END MANOR 2015 FAMILY TRUST with full power by quitclaim deed of record in Instrument No. 20151007-0102301, dated September 28, 2015, said Register's Office.

INCLUDED BUT EXPRESSLY EXCLUDED IS THAT PROPERTY condemned by the State of Tennessee in 4932-70.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Matters shown on the Plan of record in Plat Book 161 Page 47, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7358 Page 1-23, said Register's Office.

4. Agreement for the Dedication of Easement of record in Book 7579, Page 92, said Register's Office, (Tract 2)

5. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc, dated June 17, 2021, last revised 7/20/22 and designated as Job No. 21053.