This Instrument Prepared By	**OATH OF VALUE**
Buchalter, P.C. Josiah Reid, Esq. 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254-2659	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant
After Recording, Return to: 2304 Riverside, GP 4303 Gallatin Pike, Ste 103 Nashville, TN 37216-2134	Subscribed and sworn to before me this 9th day of August, 2022. Notary's Signature Seal My commission expires: 7/22/2025

Karen Johnson Davidson County
Batch# 905610 DEEDWARRSP
08/19/2022 02:39:28 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220819-0094124

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
2304 Riverside, GP 4303 Gallatin Pike, Ste 103 Nashville, TN 37216-2134	Same	Tax Parcel Number: 07207013000, in Davidson County

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **2304 RIVERSIDE PARTNERS, LLC,** a Tennessee limited liability company ("**Grantor**"), whose address is 4303 Gallatin Pike, Nashville, Tennessee 37216, has bargained and sold and does hereby transfer and convey unto **2304 RIVERSIDE, GP**, a Tennessee general partnership ("**Grantee**"), its successors and assigns, 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.

The above-referenced land is improved property located at 2304 Riverside Drive, 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 liens of taxes and assessments not yet due and payable and easements, covenants, and restrictions of public record.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 18 day of August, 2022.

GRANTOR:

2304 RIVERSIDE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Lance Bloom
Authorized Signatory

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared LANCE BLOOM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Signatory of **2304 Riverside Partners, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such Authorized Signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Signatory.

WITNESS my hand and office, this 18 day of August, 2022.

KELSEY BOUCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary's Signature

Seal

My Commission Expires: 3/3/26

EXHIBIT A
to Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

2304 Riverside Drive (Parcel ID 07207013000)

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY PART OF LOT NO. 3 ON THE MAP OR R.M. DUDLEY'S SUBDIVISION OF BLOCKS "A" AND "B" IN THE SUBDIVISION OF A 30 ACRE TRACT, OF RECORD IN PLAT BOOK 974, PAGE 8, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 3 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE DRIVE AND EXTENDS BACK BETWEEN LINES 265 FEET, MORE OR LESS, ON THE NORTHERLY LINE AND 287 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 70 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO 2304 RIVERSIDE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM LANCE BLOOM, OF RECORD IN INSTRUMENT NO. 201704280041907, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.