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 $600,000.00. Affiant
After Recording, Return to: 2306 Riverside, GP 4303 Gallatin Pike, Ste 103 Nashville, TN 37216-2134	Subscribed and sworn to before me this 19th day of August, 2022. Notary's Signature Seal My commission expires: 7/22/2025

JODEAN M. KING STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Karen Johnson Davidson County
Batch# 905610 DEEDWARRSP
08/19/2022 02:39:28 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00

20220819-0094127

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
2310 Riverside, GP 4303 Gallatin Pike, Ste. 103 Nashville, TN 37216-2134	Same	Tax Parcel Number: 07207012800 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, **MARK BLOOM,** an individual resident of the State of Tennessee, and **LANCE BLOOM,** an individual resident of the State of Tennessee, each as a 50% tenant in common (collectively, "**Grantor**"), whose address is 615 3rd Avenue S., Suite 500, Nashville, Tennessee 37210, has bargained and sold and does hereby transfer and convey unto **2306 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 2306 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:

MARK BLOOM

LANCE BLOOM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Mark Bloom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

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

Notary's Signature

Seal My Commission Expires: 3/8/26

KELSIE BOUCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Lance Bloom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

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

Notary's Signature

Seal My Commission Expires: 3/8/26

KELSIE BOUCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A
to Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

2306 Riverside Drive (Parcel ID 07207012800)

LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PARTS OF LOTS NUMBERED 4 AND 5 OF BLOCK "A" ON THE MAP OF R. M. DUDLEY'S SUBDIVISION, AS OF RECORD IN PLAT BOOK 974, PAGE 8, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED, AS FOLLOWS:

BEGINNING AT A STEEL POST ON THE WESTERLY MARGIN OF RIVERSIDE BOULEVARD, AT THE COMMON CORNER OF LOTS NUMBERED 3 AND 4 OF BLOCK "A" OF SAID SUBDIVISION; THENCE WITH LINE BETWEEN SAID LOTS NUMBERED 3 AND 4, WESTERLY 277.5 FEET TO AN IRON PIN; THENCE NORTHERLY 80 FEET TO AN IRON PIN IN THE LINE BETWEEN SAID LOTS NUMBERED 4 AND 5, AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MRS. FRANCES I. RYAN, BY DEED FROM MRS. RUBY ROZELLE STEED, AS OF RECORD IN BOOK 2240, PAGE 445, SAID REGISTER'S OFFICE; THENCE WITH SAID RYAN'S EASTERLY LINE, NORTHERLY 81.6 FEET TO AN IRON PIN IN THE LINE BETWEEN LOTS NUMBERED 5 AND 6 OF BLOCK "A" OF SAID SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOTS NUMBERED 5 AND 6, EASTERLY 250 FEET TO A STEEL POST IN THE WESTERLY MARGIN OF RIVERSIDE BOULEVARD; THENCE WITH THE WESTERLY MARGIN OF SAID BOULEVARD, ALONG A SLIGHT CURVE TO THE LEFT, SOUTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MARK BLOOM, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM LANCE BLOOM, OF RECORD IN INSTRUMENT NO. 201709210096990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SUCH DEED HAVING BEEN CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20220819-0094125, IN SAID REGISTER'S OFFICE. A 50% TENANT IN COMMON INTEREST IN SUCH PROPERTY WAS CONVEYED TO LANCE BLOOM BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20220819-0094126, IN SAID REGISTER'S OFFICE.