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 $350,000.00. Affiant
After Recording, Return to: 2310 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: $1,295.00

20220819-0094128

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: 07207012700 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, **LANCE BLOOM,** an individual resident of the State of Tennessee ("**Grantor**"), whose address is 615 3rd Avenue S., Suite 500, Nashville, Tennessee 37210, has bargained and sold and does hereby transfer and convey unto **2310 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 2310 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:

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 **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.

Kelsie Boucher
Notary's Signature

Seal

My Commission Expires: 3/3/26

KELSIE BOUCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A
to Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

2310 Riverside Drive (Parcel ID 07207012700)

CERTAIN REAL PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE EASTERLY 200 FEET OF LOT NO. 6, BLOCK B, ON THE PLAN OF R. M. DUDLEY'S SUBDIVISION OF BLOCKS A AND B IN THE SUBDIVISION OF A 30 ACRE TRACT, WHICH IS OF RECORD IN PLAT BOOK 974, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF. SAID PART OF LOT NO. 6 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE BOULEVARD, AND RUNS BACK BETWEEN LINES 200 FEET TO A DEAD LINE, ON WHICH IT MEASURES 80 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LANCE BLOOM, BY DEED FROM RONALD LEE HARMON AND WIFE, MELODY P. HARMON, TRUSTEES U/A/D MAY 31, 1994, THE RONALD LEE HARMON AND MELODY P. HARMON JOINT REVOCABLE LIVING TRUST AGREEMENT, OF RECORD IN INSTRUMENT NO. 201611080118099, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.