Karen Johnson Davidson County
Batch# 907796 DEEDWARRSP
08/24/2022 03:13:30 PM 5 pgs
Fees: $28.00 Taxes: $18,222.50
20220824-0095715

SPECIAL WARRANTY DEED

This Instrument Prepared By: Josiah Reid, Esq. Buchalter APC 15279 North Scottsdale Road, Suite 400 Scottsdale, AZ 85254	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $4,925,000.00 Affiant Subscribed and sworn to before me this 23rd day of August, 2022. Notary Public My commission expires: 3-3-2026

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
901 MLK, LLC 424 Church Street, Suite 2900 Nashville, TN 37219 Attention: Anthony D. Giarratana	SAME	93-05-132.01

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **7G 901 CHARLOTTE LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **901 MLK, LLC**, a Tennessee limited liability company ("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 known as 901 Dr. Martin L. King, Jr. Boulevard (a/k/a 901 Charlotte Ave.), Nashville, Davidson County, Tennessee 37203, 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, easements, restrictions of record and all other matters of public record affecting the Property as shown in the Register's Office for Davidson County, Tennessee, together with any matters that would be disclosed by a true and accurate survey or physical inspection of the Property.

[Signature on Following Page]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

7G 901 CHARLOTTE LLC,
a Delaware limited liability company

By: _____
Jonathan Krasner, Authorized Signatory

STATE OF New York)
COUNTY OF Suffolk)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Krasner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signatory of **7G 901 Charlotte LLC**, the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory being authorized so to do, 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 official seal at Mastic, NY
County, Suffolk, this 23 day of August, 2022.

_____
Notary Public

My Commission Expires: 3.7.25

JILL M. RAMUNDO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RA6123311
QUALIFIED IN SUFFOLK COUNTY
Commission Expires MARCH 07, 2025

4886-1104-4398.2

EXHIBIT A

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

BEING PARCEL 0(a) ON THE PLAN OF THE RESUBDIVISION OF PARCEL O, CAPITOL HILL REDEVELOPMENT PROJECT, AS OF RECORD IN BOOK 3500, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CHARLOTTE AVENUE, AT THE CORNER OF PARCELS O AND O(A); THENCE ALONG THE MARGIN OF CHARLOTTE AVENUE, NORTHEASTERLY 68.80 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, EASTERLY 18.31 FEET TO A POINT IN THE WESTERLY MARGIN OF MCLEMORE STREET; THENCE WITH THE MARGIN OF SAID STREET, SOUTHEASTERLY 100.37 FEET; THENCE SOUTH 62°05' WEST 80.53 FEET TO A CORNER OF PARCEL O; THENCE WITH THE LINE BETWEEN PARCELS O AND O(A), NORTH 27° 18' 18" WEST 112.30 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 7G 901 CHARLOTTE LLC, BY DEED FROM OTIS ELEVATOR COMPANY, OF RECORD IN INSTRUMENT NO. 20210303-0027829, SAID REGISTER'S OFFICE.

Tax Parcel No. 93-05-132.01

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 08-23-2022

Date

Lisa Farris

Affiant Signature

08-23-2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 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