SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 917523 DEEDWARRSP
09/16/2022 09:16:30 AM 6 pgs
Fees: $33.00 Taxes: $6,475.00
20220916-0103344

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th. DAY OF SEPTEMBER, 2022.

Notary Public

My Commission Expires: 5/9/2026

TERESA KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
File #35665

R&R to:

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Operation Stand Down Tennessee (NAME)	**"NEW OWNER"** (NAME)	**119030A00200CO**
1125 12th Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **D. B. Perry Holdings, G.P., a Tennessee general partnership**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **Operation Stand Down Tennessee, a Tennessee not for profit corporation**, hereinafter called the "Grantee", its successors and/or representatives, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereat; also

subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of PLUS PARK COMMERCIAL CONDOMINIUMS of record as Instrument No. 20180730-0074077, said Register's Office, establishing a Horizontal Property Regime of Plus Park, of record aforementioned; easements and setback lines as set forth on the above plan of record; taxes for the current year which have been prorated as of the date of this deed; and the Permitted Encumbrances shown on the attached Exhibit B.

BEING unimproved ☐

Improved ☒ property known as: **289 Plus Park Blvd., Nashville, TN 37217**

(Street Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and representatives, forever; and, Grantor does further covenant and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and representatives against the lawful claims of all persons claiming by, through or under the Grantor, 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 appear on the following page]

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 15th day of September, 2022.

D. B. Perry Holdings, G.P., a
Tennessee general partnership

By: _____
Michael D. Shmerling
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael D. Shmerling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Managing Partner of D. B. Perry Holdings, G.P., a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Managing Partner.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2022.

_____
Notary Public

My Commission Expires: 5/9/2026

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain condominium in Davidson County, Tennessee, being Unit 2, of the Plus Park Commercial Condominiums, a Horizontal Property, established pursuant to all the provisions of the Tennessee "Horizontal Act" as the same set out in Section 66-27-101 et seq., as amended in the Tennessee Code and as established by Master Deed and By-Laws of record in Instrument No. 20180730-0074077, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of the Plus Park Blvd Commercial Condominiums as, shown on Exhibit "B" to the Master Deed of record in Instrument No. 20180730-0074077, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING a portion of same property as conveyed to D. B. PERRY HOLDINGS, G.P., A TENNESSEE GENERAL PARTNERSHIP by Special Warranty Deed from DAYMAR PROPERTIES OF NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20131126-0121517, and by Quitclaim Deed in Instrument No. 20131126-0121518, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Encumbrances

1. Plan of record in Book 5200, Page 482, in the Register's Office for Davidson County, Tennessee.
2. Plan of record in Book 4460, Page 109, in the Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 8925, Page 977, in the Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 6004, Page 571, in the Register's Office for Davidson County, Tennessee.
5. Lack of access to and from a controlled access highway – I-24.
6. Master Deed and By-Laws of Plus Park Commercial Condominiums of record in Instrument Number 20180730-0074077 and as amended in Instrument Number 20210727-0100538, in the Register's Office for Davidson County, Tennessee.
7. Charter of Plus Park Commercial Condominiums Owners' Association, Inc. of record in Instrument Number 20180730-0074076, in the Register's Office for Davidson County, Tennessee.
8. All matters shown on Survey dated June 7, 2022, made by James G. Terry, Registered Land Surveyor, TN RLS 2287, Job No. 2022-215, JTA Land Surveying, Inc.

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 September 15, 20 22.

Affiant Signature

September 15, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 20 22.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025