SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 920125 DEEDWARRSP
09/22/2022 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $24,235.00
20220922-0105272

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,550,000.00

Affiant, Agent

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-5-25 (AFFIX SEAL)

BRANDY GOMEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEWCO ARC LLC	Same as New Owners	09306105500
(NAME)	(NAME)	
1350 Avenue of the Americas, 3rd Floor		
(ADDRESS)	(ADDRESS)	
New York, NY 10019		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

INVEST HOLDINGS, LLC a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NEWCO ARC LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

313426950.2

This is improved property located in Nashville, Tennessee, known as:

217 Fourth Avenue North

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and/or assigns, to warrant and forever defend all and singular the said property unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

[SIGNATURE FOLLOWS.]

Witness my hand this 21 day of September, 2022.

INVEST HOLDINGS, LLC

By: _____
Aziz Ashurov, Member-Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Aziz Ashurov, 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 Member Manager (or other officer authorized to execute the instrument) of **INVEST HOLDINGS, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Member-Manager (or other authorized officer).

Witness my hand, at office, this 21 day of Sept, 2022.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

313426950.2

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being part of Lot No. 65 on the Original Plan of the Town of Nashville, not of record, [described according to a survey made by S. R. Sanford, Jr., Civil Engineer, August 4th, 1947,]being described as follows, to-wit:

Beginning on the Westerly margin of 4th Avenue North at the Southeast corner of property conveyed to Lillian W. Gilbert by deed from Ella Banks Bennie, et al., of record in Book 1011, page 570, Register's Office for said County; thence with Gilbert's South line, Westwardly 172 feet 4 1/2 inches to the Easterly margin of an alley; thence with the Easterly margin of said alley Southwardly 28 feet 9 1/4 inches; thence Eastwardly 172 feet 5-3/4 inches to the Westerly margin of 4th Avenue North; thence with the Westerly margin of said Avenue Northwardly 28 feet 9 inches to the point of beginning.

Being the same property conveyed to Invest Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Aziz Ashurov and Ravshan Ashurov of record in Instrument No.: 20170705-0067261, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Metropolitan Davidson County Property Taxes for the year 2022, a lien not yet due and payable.

2. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Brad Tyson Thomas, TN RLS No. 2431, with Barge Design Solutions, dated February 9, 2022, last revised September 19, 2022, and designated as File No. 3740103:

   a) Water valve in eastern portion of property;
   b) Party wall and interests of adjoining landowners in appurtenant improvements.
   c) Overhang encroaches 1.7' into the public right-of-way of 4th Avenue North.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 21, 2022 (date of document).

Affiant Signature

September 21, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of September, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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