Karen Johnson Davidson County
Batch# 933374 DEEDWARRSP
10/24/2022 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20221024-0115372

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Smyrna Commons, GP Attn: Joong Seo 5215 Harding Pike Nashville, TN 37205	(same)	09413002800

THIS INSTRUMENT PREPARED BY: Robert R. Campbell, Jr., Esq., Waller Lansden Dortch & Davis, LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF New York)
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00).

Affiant

Subscribed and sworn to before me, this the 19 day of October, 2022.

Notary Public
My Comm. Expires

MOISES VELAZQUEZ ALVAREZ
Notary Public, State of New York
No. 01VE4949372
Qualified in NEW YORK County
Commission Expires APRIL 3, 2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **CORENSWET PARTNERS, L.P.**, a Tennessee limited partnership, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **SMYRNA COMMONS, GP** a Tennessee general partnership, hereinafter called "GRANTEE", its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto for a complete and accurate legal description.

Being the same property conveyed to Corenswet Partners, L.P., a Tennessee limited partnership, by quitclaim deed from Renette Israel Corenswet as to her interest, of record in Instrument No. 20041217-0150500, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Corenswet Partners, L.P., a Tennessee limited partnership, by quitclaim deed from Ellen Corenswet, Trustee of the Testamentary Trust under the Will of Morris A. Corenswet as to the Trust's interest, of record in Instrument No. __202210240115371___, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth in Exhibit B attached hereto.

This is improved property commonly known as 315 and 317 Hermitage Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 19th day of October, 2022.

GRANTOR:

CORENSWET PARTNERS, L.P.,
a Tennessee limited partnership

By: Corenswet Investment Company,
a Tennessee corporation, General Partner

By: _____
Name: Ellen Corenswet
Title: President

STATE OF New York)
COUNTY OF New York)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ellen Corenswet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of Corenswet Investment Company, a Tennessee Corporation, the General Partner of Corenswet Partners, L.P., a Tennessee limited partnership, the within named bargainor, and that she, as such President, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by herself as President of the General Partner.

Witness my hand and seal, at office in New York, New York, this the 19th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

MOISES VELAZQUEZ ALVAREZ
Notary Public, State of New York
No. 01VE4949372
Qualified in NEW YORK County
Commission Expires APRIL 3, 2023

4872-5069-1130.3

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lots 1, 2, 3, and 4, as shown on the map entitled Block "L" of the Hermitage Addition to Nashville, of record in Plat Book 57, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Beginning at the southeast corner of Hermitage Avenue (formerly Filllmore Street and Lebanon Pike); thence with the southerly margin of Hermitage Avenue easterly 99 feet to the westerly margin of Green Street extended; thence with said street southerly 106 feet to the northerly margin of Little Green Street or Green Street extended; thence with said Street westerly 200 feet; more or less, to the easterly margin of Edgar Street; thence with said Street northerly 247.7 feet, more or less, to the beginning.

Exhibit B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 094-13-0-028.00.

2. Matters shown on the Plan of record in Plat Book 57, page 108, said Register's Office.

3. Sewer easement in deed of record in Book 2805, page 637, said Register's Office.

4. Lease Agreement dated October 1, 2013 as amended in First Amendment to Lease Agreement dated April 25, 2022 by and between Grantor and Red Rover Pet Services, LLC (collectively the "Lease"). Said Lease is being assumed by Grantee.

Certificate of Authenticity

I, Seth Dearinger, do hereby make oath that I am 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 Oct 19, 2022

10/20/22

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025