This Instrument Prepared By and When Recorded Return To:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Josiah Reid Buchalter APC 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254-2659	The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00. Affiant Subscribed and sworn to before me this 3rd day of November, 2022. Notary Public My commission expires: 3/3/2025

Karen Johnson Davidson County
Batch# 937860 DEEDWARRSP
11/04/2022 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20221104-0118904

CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Montgomery Nations, GP 615 3rd Avenue, Suite 500 Nashville, TN 37210	Same	Parcel ID#: 09100003100 Parcel ID#: 09100003300 Parcel ID#: 09100003400

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, **PAYMAN ZAD**, a Tennessee resident ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **MONTGOMERY NATIONS, 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 5604 and 5700 Centennial Boulevard, Nashville, Davidson County, Tennessee. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof 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.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 3rd day of November, 2022.

GRANTOR:

Payman Zad, a Tennessee resident

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Payman Zad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized to execute this instrument.

WITNESS my hand and office, this 3rd day of November, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

EXHIBIT A

LEGAL DESCRIPTION

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

LAND IN THE 20TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCKS "J" AND "H" ON THE PLAN OF PLAN NO. 2 OF WEST NASHVILLE, RECORDED IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTH RIGHT OF WAY OF CENTENNIAL BOULEVARD AT THE EASTERLY SIDE OF A 40' UNIMPROVED SPUR LINE EASEMENT OF CSX RAILROAD, APPROXIMATELY 350 FEET WEST OF AND OPPOSITE THE SOUTHWESTERLY INTERSECTION OF SAID CENTENNIAL BOULEVARD AND OHIO AVENUE;

THENCE LEAVING SAID BOULEVARD AND FOLLOWING CSX RAILROAD, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 738.56 FEET, A DISTANCE OF 408.98 FEET;

THENCE LEAVING SAID RAILROAD S 57° 02' 41" E, 127.98 FEET TO A WESTERLY LINE OF BRUCE HARDWOOD FLOORING, LLC;

THENCE ALONG SAID BRUCE HARDWOOD FLOORING S 37° 07' 32" W, 230.54 FEET TO THE NORTHERLY RIGHT OF WAY OF CENTENNIAL BOULEVARD;

THENCE ALONG SAID BOULEVARD N 51° 56' 27" W, 17.59 FEET;

THENCE CONTINUING ALONG SAID BOULEVARD N 71° 40' 15" W, 354.23 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAYMAN ZAD, BY DEED FROM THOMAS M. WALL, OF RECORD IN INSTRUMENT NO. 201204250035228, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 11/3/2022.

Affiant Signature

Date: 11/3/2022

State of Tennessee

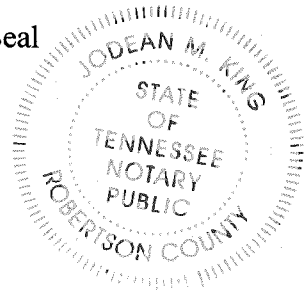
County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary's Signature

My Commission Expires: 12/22/2025

Notary's Seal



Date. 11/3/2022