Karen Johnson Davidson County
Batch# 943395 DEEDWARR
11/21/2022 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20221121-0123368

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37417-11-2022

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

STATE OF New York

COUNTY OF Nassau

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me this 16 day of November, 2022.

Notary Public

My Commission Expires: 9/7/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
827 GGP Holdings LLC 4417 Tyne Blvd. Nashville, TN 37215	827 GGP Holdings LLC 4417 Tyne Blvd. Nashville, TN 37215	Map and Parcel No.: 142090B82700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EKRE of TN LLC, a Delaware Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **827 GGP Holdings LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 827 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16 day of November, 2022.

EKRE of TN LLC, a Delaware limited liability company

BY: _____
Edward J. Savidge, Authorized Signer

STATE OF New York

COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward J. Savidge, 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 Authorized Signer for EKRE of TN LLC, a Delaware limited liability company and as such Authorized Signer executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of November, 2022.

_____
Notary Public

My Commission Expires: 9/7/2025

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 827 together with carport designated No. 827-C on the Plan of Phase One-Lot One Section Five River Plantation, of record in Plat Book 5200, pages 145 and 146, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Five), a horizontal property regime established by Master Deed of record in Book 5410, page 248, said Register's Office.

Being the same property conveyed to EKRE of TN, LLC, a Delaware Limited Liability Company, by deed dated January 31, 2022 from Donald Kevin Fuller, an unmarried man, of record in Instrument No. 20220328-0035642, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 142090B82700CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Five), of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/16/22

GEORGE E. MUDTER, JR.
Dated 11/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/16/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

