Karen Johnson Davidson County
Batch# 945415 DEEDWARRSP
11/29/2022 09:36:30 AM 5 pgs
Fees: $28.00 Taxes: $17,575.00
20221129-0125061

This instrument prepared by: Spencer Fane Bone McAllester (APP) 511 Union Street, Suite 1000 Nashville, TN 37219	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $4,750,000.00. Affiant _____ Subscribed and sworn to before me this 15 day of November 2022. Notary Public _____ My Commission Expires: 10/22/2025

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number(s):
Zollern Investment Crestmoor, LLC c/o Perrone & Young 400 Sugartree Lane, #220 Franklin TN 37064-3073	Same as New Owner	Being part of 117-10-0-089.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TEN** and **NO/100 DOLLARS** ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RARE EARTH INVESTMENTS, LLC,** a Tennessee limited liability (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **ZOLLERN INVESTMENT CRESTMOOR, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This is improved property located at 2323 Crestmoor Road, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantors covenant and bind themselves, their successors and assigns to warrant and forever defend the title and quiet to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of al persons whomsoever claiming by, through or under Grantors, but not otherwise, subject to matters more particularly described in Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signatures on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 28th day of November 2022.

GRANTOR:

RARE EARTH INVESTMENTS, LLC, a Tennessee limited liability

By: _____
Phil Pace, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phil Pace, 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 Vice-President of **RARE EARTH INVESTMENTS, LLC**, a Tennessee limited liability, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability by himself as such Vice-President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 28 day of November, 2022.

Michelle Gooden
Notary Public

My commission expires: 9/7/26

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being a portion of Lot 15, as shown on the map entitled Block "A" on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above description but excluded in the overall description is the additional Right-of-Way dedication for Crestmoor Road to The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever as recorded in Instrument No. 20210223-0022412, said Register's office.

Being a portion of the same property conveyed to Rare Earth Investments, a Tennessee limited liability company, by general warranty deed dated November 30, 2020, recorded on December 9, 2020, as Instrument No. 20201209-0143277, Register's Office for Davidson County, Tennessee.

Exhibit B

[Exceptions to Title]

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 974, page 64 and 65, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20210212-0020230, said Register's Office.

4. Agreement for Dedication of Easement and/or Public Street Right-of-Way Easement of record in Instrument No. 20210223-0022412, said Register's Office.

5. All matters shown on the survey by Paul G. Weatherford, Tenn. RLS No. 1941, with Weatherford & Associates, LLC, dated October 26, 2022, last revised November 6, 2022, and designated as Project No. 22-1845.

Certificate of Authenticity

I, Seth Dearing, 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 11/28/2022

11/28/2022

Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of November, 2022.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025