SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of December, 2022 by and between **RMR INVESTMENT COMPANY, LLC**, party of the first part as "Grantor", and **217 24th AVE, LLC,** party of the second part as "Grantee".

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

PROPERTY DESCRIBED ON ATTACHED EXHIBIT "A"

The aforesaid property is conveyed and accepted subject to the items on attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said party of the second part, its successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as aforesaid; and that the title and quiet possession thereto it will warrant and defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context thereof.

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Karen Johnson Davidson County
Batch# 953417 DEEDWARRSP
12/20/2022 10:55:30 AM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20221220-0131331

WITNESS the signature of the party of the first part the day and year first above written.

RMR INVESTMENT COMPANY, LLC, a Tennessee limited liability company

BY: Robert M. Rogers

Robert M. Rogers, Chief Manager

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ROBERT M. ROGERS, 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 Chief Manager of RMR INVESTMENT COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

WITNESS my hand and Notarial Seal at office this 9 day of December, 2022.

Pollyanna M McClure
Notary Public

My Commission Expires: 2/18/26

POLLYANNA M MCCLURE
TENNESSEE
NOTARY
PUBLIC
SHELBY COUNTY

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PROPERTY ADDRESS:
217 24th Avenue North
Davidson County
Nashville, TN

Tax Parcel I.D. No: 092-15-0-207

MAIL TAX BILLS TO:
(Person or Agency responsible for payment of taxes)

Adam Klenk
911 Halcyon Avenue
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:
Boyd L. Rhodes, Jr., Esq.
6070 Poplar Avenue, Suite 300
Memphis, TN 38119

State Tax	$7,400.00
Register's Fee	$ 1.00
Document Fee	$ 4.00
Recording fee	$ 25.00
Total	$ 7,430.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Robert M. Rogers
Affiant

SUBSCRIBED AND SWORN to before me this 9 day of December, 2022.

Pollyanna M McClure
Notary Public

My Commission Expires:
2/18/26

POLLYANNA M MCCLURE
STATE OF TENNESSEE NOTARY PUBLIC
DYER COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

The Land is described as follows:

Being Lot No. 3 on the Plan of Revised Lots 2 and 3 on the Final Plat of the Resubdivision of Lots 31, 32, 33, and 34 on the Plan of Josephine E. Ferrell Subdivision of the Elliston Addition to Nashville, as shown on plat of record in Plat Book 7900, page 300, as amended in Surveyor's Certificate of Correction of record in Book 8430, page 86 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RMR Investment Company, LLC by Deed dated December 6, 1996 from Cumberland Heights Foundation, Inc, of record in Book 10283, Page 888, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.

2. Rights or claims of parties in possession not recorded in the public records.

3. Easements or claims of easements not recorded in the public records.

4. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the land.

5. Any state of facts as would be disclosed by an accurate survey and inspection of the premises.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes or special assessments which are not shown as existing liens by the public records.

8. Taxes for subsequent years are a lien, not yet due and payable.

9. Subject to Plats of record in Book 7900, Page 300 and was revised by Surveyors Correction to the Subdivision Plat recorded on 08/28/1991, in Book 8430, Page 86, Register's Office for Davidson County, Tennessee.

10. Articles of Conversion for RMR Investment Company, LLC recorded on 01/02/2003, in Instrument No. 200301020000218, Register's Office for Davidson County, Tennessee.

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I, Andy Maloney, 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 copy of the original document executed and authenticated according to law on 12/9/2022 (date of document).

Affiant Signature
Date 12/9/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 9 day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 12/16/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY