Karen Johnson Davidson County
Batch# 954470 DEEDWARRSP
12/22/2022 12:30:30 PM 7 pgs
Fees: $38.00 Taxes: $18,500.00
20221222-0132153

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Map / Parcel Number:
BNA Woodland Oz Business, LLC Attn: Hiren Desai 735 Broad Street, Suite 500 Chattanooga, TN 37402	Same	082-15-0-100.00

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 which are hereby acknowledged, as of the 22 day of December, 2022, NIKOL A. TSCHAEPE and JACK H. ALLINDER, JR., as Co-Executors of the ESTATE OF ELLEN JUANITA ALLINDER (the "Grantor"), have bargained and sold, and hereby transfers and conveys, to BNA WOODLAND OZ BUSINESS, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This is improved property known as 408 Woodland Street, Nashville, Tennessee 37206.

The Property is conveyed subject to the matters more particularly described on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee, its successors and assigns, forever the title to the Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of the date first written above.

GRANTOR:

ESTATE OF ELLEN JUANITA ALLINDER

By: Nikol A Tschaepe
Name: Nikol A. Tschaepe
Its: Co-Executor

STATE OF Florida)

COUNTY OF Leon)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Nikol A. Tschaepe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Executor of the Estate of Ellen Juanita Allinder, and is authorized to execute this instrument on behalf of the estate.

WITNESS my hand, at office, this 16th day of December, 2022.

Notary Public

My Commission Expires:

11-17-26

RENNYSIA WHEELER
Commission # HH 289335
Expires November 17, 2026

IN WITNESS WHEREOF, the undersigned Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative as of the date first written above.

GRANTOR:

ESTATE OF ELLEN JUANITA ALLINDER

By: _____
Name: Jack H. Allinder, Jr.
Its: Co-Executor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jack H. Allinder, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Executor of the Estate of Ellen Juanita Allinder, and is authorized to execute this instrument on behalf of the estate.

WITNESS my hand, at office, this 20th day of December, 2022.

_____
Notary Public

My Commission Expires:

July 9, 2024

WANDA HINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 9, 2024

STATE OF Indiana)

COUNTY OF Marion)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,000,000.

BNA WOODLAND OZ BUSINESS, LLC

By: _____
Name: Bharat Patel
Its: Manager

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

_____
Notary Public

My Commission Expires:

6/22/24

Nicholas Giblin
Notary Public Seal State of Indiana
Marion County
My Commission Number NP0734419
My Commission Expires 06/22/2029

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 16, 17, 18 and 19 on the Plan of Houston's Addition of Edgefield of record and Plat Book 18, page 651, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots 16, 17, 18 and 19 adjoin and front together 200 feet on the southerly side of Woodland Street and extend back 170 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREFROM is that portion conveyed to the State of Tennessee of record in Book 3164, page 561, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to Jack Allinder, Jr. and wife, Ellen Juanita McCord Allinder by Quitclaim Deed from Jack H. Allinder of record in Book 8467, page 510, Register's Office for Davidson County, Tennessee, dated October 18, 1991 and rerecorded on October 21, 1991.

EXHIBIT B

1. Taxes for 2023 and subsequent years, a lien not yet due and payable.

34691328.3

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/22/2022 (date of document).

Affiant Signature

12/22/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY