SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 956897 DEEDWARRSP 12/30/2022 02:21:30 PM 10 pgs Fees: $53.00 Taxes: $7,159.50 20221230-0134042	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,935,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF DECEMBER, 2022. NOTARY PUBLIC MY COMMISSION EXPIRES:

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley law Firm
330 Commerce Street, Suite 110
Nashville, Tennessee 37201
OKHC File No: 36189

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Wolfe Investments, LLC	**"NEW OWNER"**	**092-03-0-184.00**
(NAME) **1700 State Street, #155**	(NAME)	**092-03-0-183.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	**092-10-0-106.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**092-05-0-310.00**

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **6100 Company Partnership, a Tennessee General Partnership**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **Wolfe Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the "Grantee", his heirs and/or assigns, land in Nashville, Davidson County, State of Tennessee, and **more fully described on Exhibit "A" attached hereto and made a part hereof.**

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Property Taxes which have been prorated by the parties and assumed by the Grantee.
2. The Plan of record in Book 547, Page 72 and 135, Book 421, page 112 and Book 161, page 86,said Register's Office, and subject to all matters as set forth therein.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING unimproved ☐
Improved ☒ properties known as: **2206 Morena Street and 2208 Morena Street , Nashville, TN 37208 & 2815 Torbett Street and 721 32nd. Avenue North, Nashville, TN 37209**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever; and, Grantor does further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and/or assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature appears on the following page]

IN WITNESS WHEREOF, the undersigned have executed this instrument, this 28th day of December, 2022.

6100 Company Partnership, a
Tennessee General Partnership

By: _____
Harlan Dodson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harlan Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Authorized Agent of 6100 Company Partnership, a Tennessee General Partnership, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the said general partnership, by himself, as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

My Commission Expires: _____

_____
Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

The Land is described as follows:

TRACT 1 & 2:
Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Plan of the Subdivision of Lot No. 3, Harding Lytle Tract, as of record in Book 547, page 72, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 30 and 31 front together 100 feet on the northerly side of Morena Street and run back 161.6 feet on the easterly line and 162.05 feet, more or less, on the westerly line to an alley, measuring 100 feet thereon.

TRACT 3:
Land in Davidson County, Tennessee, being Lots Nos. 65 and 66 and the westerly half of Lot No. 64 on the Plan of T. M. Steger's Subdivision of part of the Barrow Lands, called his 1st Addition, as of record in Book 421, page 112, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 65 and 66 and the westerly half of Lot No. 64 front together 100 feet on the southerly side of Torbett Avenue, formerly West Hill Street, and run back between parallel lines, 125 feet more or less to an alley.

TRACT 4:
Being Lot No. 2 in George E. Jackson's Subdivision of the Marable Lands, of record in book 161 page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 40 feet on the westerly margin of Pilcher Avenue, now 32nd Avenue North and extends back westerly between parallel lines 140 feet to an alley.

Being part of the same property conveyed to 6100 COMPANY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from GOLDSTEIN 2000 FAMILY PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, as to a fifty (50%) per cent undivided interest; and, SUSAN FAY WEINBERGER LOFT; MARK WEINBERGER; PAMELA B. WEINBERGER, TRUSTEE OF THE JAY WEINBERGER LIVING TRUST, DATED MARCH 11,2002; SHEILA WEINBERGER(being one and the same person, as SHEILA WEINBERGER COPE); MICHAEL WEINBERGER; GARY LITOFF; MARLENE LITOFF CHASTAIN; MARILYN W. LITOFF; MARILYN WEINBERGER LITOFF, SUCCESSOR TRUSTEE OF THE TRUST AGREEMENT OF SIGMUND LITOFF, DATED MARCH 16, 2005; and, ELAINE F. WEINBERGER, collectively as to a fifty (50%) percent

interest, of record as Instrument No. 20191112-0116491, dated November 12, 2019, said Register's Office.

The said Harlan Dodson having been appointed, as Authorized Agent of the 6100 Company Partnership, a Tennessee General Partnership, pursuant to the Resolution of all of the partners of 6100 Company Partnership, a copy of which is attached hereto, as Exhibit "B"

EXHIBIT "B"

RESOLUTION BY WRITTEN CONSENT OF 6100 COMPANY PARTNERSHIP

The undersigned, being all of the partners of 6100 Company Partnership ("**Partners**"), a Tennessee general partnership ("**Partnership**"), do hereby adopt this resolution by written consent ("**Resolution**") as evidenced by their signatures below.

1. **Recitals.** The death of the Partnership's managing general partner, Bernard D. Goldstein, leaving the Partnership without a managing general partner for the moment, requires the Partners to appoint an agent authorized to act on behalf of the Partnership. It is the purpose of this Resolution to do so.

2. **Appointment of Agent.** Pursuant to Tenn. Code Ann. §§ 61-1-101, et. seq. and the Revised and Restated Partnership Agreement dated September 26, 2019, the Partnership hereby appoints Harlan Dodson, Executor of the Estate of Bernard D. Goldstein, as its agent ("**Agent**") authorized to act as an agent on behalf of the Partnership. It is expressly understood and agreed that the Agent is not and shall not be a partner in the Partnership, is not a fiduciary, and undertakes no liability of, or as to, the Partnership. The Agent assumes no responsibility as to any tax filings or obligations of the Partnership past, present or future. The Agent shall only act in furtherance of the actions as approved by the Partners.

3. **Authorized Actions of Agent.** The Partners agree to wind down the business of the Partnership, and the Agent is hereby authorized to take such actions that may be necessary or helpful to do so without the signature of any other person. Such may include, but is not limited to, power and authority to act for the Partnership (i) to lease, buy, sell, mortgage, transfer and convey fee simple title, with and/or without warranty of title, real or personal property of the Partnership, or interests therein; (ii) to receive, deposit, invest, and expend funds; and (iii) to enter into, amend, and/or terminate contracts on behalf of the Company.

4. **Reliance on Agent Signature.** Any person may rely upon the Agent's signature as the valid and authorized act of the Partnership as to such matters without the necessity of any further documentation and without a further duty of inquiry.

5. **Indemnity and Hold Harmless**. The Partners acknowledge that the Agent is undertaking these activities at the request of, and as an accommodation to, the Partners and the Partnership. Each of the Partners and the Partnership hereby agree, for value, to defend, indemnify and hold harmless the Agent, including damages, legal fees, expenses or costs, as to any matter or claim, wherever, whenever, however or by whom asserted, arising or related, directly or indirectly, from the Agent's actions or services hereunder.

6. **Counterparts**. This Resolution may be signed simultaneously in one or more counterparts, electronically or otherwise, with the same effect as if the signatories executing the several counterparts had executed one counterpart, provided, however, that the several executed counterparts shall together have been signed by all parties. All such executed counterparts shall together constitute one and the same instrument.

Approved, agreed, adopted and effective as of date of the last signature below:

Date: 12/13/2022

DocuSigned by:
8198565DD6AC4BD...

Stewart M. Goldstein,
General Partner of Goldstein 2000 Family Partnership, L.P.

Date: 12/11/2022

DocuSigned by:
468A4CBE86CA4FD...

Susan Faye Weinberger Loft

Date: 12/11/2022

DocuSigned by:
EEDD513D8D674F9...

Mark Weinberger

Date: 12/11/2022

DocuSigned by:
2EB4B100AA13444...

Pamela B. Weinberger,
Trustee of the Jay Weinberger Living Trust

Date: 12/11/2022

DocuSigned by:
D60858A66AB6496...

Sheila Weinberger Cope

Date: 12/11/2022

DocuSigned by:
6817F078180B48A...

Michael Weinberger

Date: _____

Gary Litoff

Date: _____

Marlene Litoff Chastain

Date: _____

Marilyn W. Litoff

Date: _____

Marilyn Weinberger Litoff,
Trustee of the Sigmund Litoff Trust

Date: 12/11/2022

DocuSigned by:
4156201252A34C2...

Elaine F. Weinberger

Approved, agreed, adopted and effective as of date of the last signature below:

Date:_____

Stewart M. Goldstein,
General Partner of Goldstein 2000 Family Partnership, L.P.

Date: 12/11/2022

DocuSigned by:
Susan Faye Weinberger Loft
468A4CBE86CA4FD...

Susan Faye Weinberger Loft

Date: 12/11/2022

DocuSigned by:
Mark Weinberger
EEDD513D8D674F9...

Mark Weinberger

Date: 12/11/2022

DocuSigned by:
Pamela B. Weinberger
2EB4B100AA13444...

Pamela B. Weinberger,
Trustee of the Jay Weinberger Living Trust

Date: 12/11/2022

DocuSigned by:
Sheila Weinberger Cope
D60856A66AB6496...

Sheila Weinberger Cope

Date: 12/11/2022

DocuSigned by:
M Weinberger
6817F076180B46A...

Michael Weinberger

Date:_____

Gary Litoff

Date:_____

Marlene Litoff Chastain

Date: 12/23/22

Marilyn W. Litoff

Date: 12/23/22

Marilyn Weinberger Litoff,
Trustee of the Sigmund Litoff Trust

Date: 12/11/2022

DocuSigned by:
Elaine F. Weinberger
4156201252A34C2...

Elaine F. Weinberger

DocuSign Envelope ID: E12E303E-DCEA-4CD6-A69C-D5D44BC72906

Approved, agreed, adopted and effective as of date of the last signature below:

Date:_____

Stewart M. Goldstein,
General Partner of Goldstein 2000 Family Partnership, L.P.

Date: 12/11/2022

DocuSigned by:
Susan Faye Weinberger Loft
468A4CBE85CA4FD...
Susan Faye Weinberger Loft

Date: 12/11/2022

DocuSigned by:
Mark Weinberger
EEDD513D8D674F9...
Mark Weinberger

Date: 12/11/2022

DocuSigned by:
2EB4B100AA13444...
Pamela B. Weinberger,
Trustee of the Jay Weinberger Living Trust

Date: 12/11/2022

DocuSigned by:
Sheila Weinberger Cope
D58858A86AB9498...
Sheila Weinberger Cope

Date: 12/11/2022

DocuSigned by:
6817F07B180B48A...
Michael Weinberger

Date: 12/14/2022

Gary Litoff

Date: 12/22/2022

Marlene Litoff Chastain

Date:_____

Marilyn W. Litoff

Date:_____

Marilyn Weinberger Litoff,
Trustee of the Sigmund Litoff Trust

Date: 12/11/2022

DocuSigned by:
E F W
41562043B2A34C3...
Elaine F. Weinberger

Tennessee Certification of Electronic Document

I, the undersigned Affiant, 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

Affiant Signature

Date 12/30/2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this

Notary's Signature

My Commission Expires: 4-19-2025

(SEAL)

APRIL N. BRADLEY
NOTARY PUBLIC
STATE OF TENNESSEE
SMITH COUNTY