Karen Johnson Davidson County
Batch# 966624 DEEDWARRSP
02/03/2023 09:53:30 AM 6 pgs
Fees: $33.00 Taxes: $1,979.50
20230203-0007958

SPECIAL WARRANTY DEED

FROM: ROY ST. CLOUD SM, LLC

TO: MATHEWS ST. CLOUD 2022 TIC, LLC

This instrument was prepared by:
Michael D. Roberts, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 Third Avenue South, Suite 1100
Nashville, TN 37201

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mathews St. Cloud 2022 TIC, LLC c/o The Mathews Company, LLC P.O. Box 22149 Nashville, TN 37202	Same	093-06-1-040.00

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer is $535,000.00.

Affiant

Sworn to and subscribed before me, this 31 day of January, 2023.

Notary Public

My Commission Expires: 3/3/24

KELSIE BOUCHER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ROY ST. CLOUD SM, LLC,** a Tennessee limited liability company (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **MATHEWS ST. CLOUD 2022 TIC, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, an undivided 9.007% tenancy in common interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 201 Rep. John Lewis Way N., Nashville, Davidson County, Tennessee 37219.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 3rd day of February, 2023.

SELLER: ROY ST. CLOUD SM, LLC,
a Tennessee limited liability company

By: Rebecca R Riley
Name: Rebecca R. Riley
Title: President

STATE OF Georgia)
)
COUNTY OF DeKalb)

Before me, Kiana Browne, a Notary Public in and for the County and State aforesaid, personally appeared Rebecca R. Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Roy St. Cloud SM, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as President.

WITNESS my hand and official seal at office, this 31 day of January, 2023.

KIANA BROWNE NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES May 9, 2026

Notary Public

My Commission Expires: May 9, 2026

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EXHIBIT A

PROPERTY DESCRIPTION

Being a parcel of land in Nashville, Sixth Councilmanic District, Urban Services District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Fifth Avenue North and Church Street and being more particularly described as follows:

BEGINNING at the intersection of the westerly margin of Fifth Avenue North and the northerly margin of Church Street;

THENCE, with the margin of said Church Street, S 63° 00' 26" W, 80.19 feet to a point;

THENCE, leaving said margin with the east line of Dynamic Property Management, LLC of record in Instrument No. 20040804-0093768, R.O.D.C., N 26° 59' 19" W, 60.58 feet to a point;

THENCE, with the north line of said Dynamic Property and John D. Ashcroft, Jr. of record in Book 5414, page 704, R. 0. D. C., S 62° 54' 29" W, 91.81 feet to a point in the east margin of Harvey's Alley;

THENCE, with said margin, N 26° 48' 30" W, 60.80 feet to a point;

THENCE, leaving said margin with the south line of O.I.C 213 Fifth Avenue Condominium of record in Instrument No. 20061121-0144675, R.O.D.C., N 62° 48' 54" E, 172.31 feet to a point in the west margin of Fifth Avenue North;

THENCE, with said margin, S 26° 45' 02" E, 121.80 feet to the point of beginning.

Containing 15,370 square feet or 0.35 acres, more or less, as described according to the ALTA/ASCM Land Title Survey, dated June 29, 2011 and last revised November 11, 2014, prepared by Judy L. Judson, RLS No. 1935, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, Job No. 33344-02.

Being the same property conveyed to ST. CLOUD PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from ST. CLOUD DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated October 7, 2011, of record in Instrument No.20111007-0078330, said Register's Office.

Also, being the same property conveyed to FIFTH AND CHURCH INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 23.81% TENANCY IN COMMON INTEREST, by deed from ST. CLOUD PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, dated October 29, 2014, of record in Instrument No. 20141031-0100504, said Register's Office.

Also, being the same property conveyed to ECG ST. CLOUD, A TENNESSEE GENERAL PARTNERSHIP, AN UNDIVIDED 76.19% INTEREST TENANCY IN COMMON INTEREST, by

deed from ST. CLOUD PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, dated October 29, 2014, of record in Instrument No. 20141031-0100505, said Register's Office

Also, being the same property conveyed to FIFTH AND CHURCH INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 22.15% TENANCY IN COMMON INTEREST; SANDERS ST. CLOUD SM, LLC A TENNESSEE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AN UNDIVIDED 27.02% TENANCY IN COMMON INTEREST; AND ROY ST. CLOUD SM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AN UNDIVIDED 27.02% TENANCY IN COMMON INTEREST, by deed from ECG ST. CLOUD, A TENNESSEE GENERAL PARTNERSHIP, dated October 28, 2014, of record in Instrument No. 20141031-0100506, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2022 from any applicable government entity, including, without limitation, Davidson County, Tennessee, and City of Nashville, Tennessee.

2. General or special taxes and assessment required to be paid in the year 2023 and subsequent years for Map-Par. 093-06-1-040.00.

3. Subject to Tenants in Common Agreement of record in Instrument No. 20141114-0105477, Register's Office for Davidson County, Tennessee.

4. Subject to terms, provisions, requirements, conditions, obligations, agreements, and stipulations as referenced in the Memorandum of Lease from FIFTH AND CHURCH INVESTORS, LLC, SANDERS ST. CLOUD SM, LLC AND ROY ST. CLOUD SM, LLC to CELLCO PARTNERSHIP D/B/A/ VERIZON WIRELESS, of record in Instrument No. 20220718-0081783, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 02-03-2023.

Date

Lisa Farris

Affiant Signature

07-03-2023

Date

State of Tennessee

County of Davidson.

Sworn to and subscribed before me this 02 day of February, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

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