THIS INSTRUMENT PREPARED BY:

William S. Rogers, Jr., Esq.
Smith, Gambrell & Russell, LLP
50 N. Laura Street, Suite 2600
Jacksonville, Florida 32202

Karen Johnson Davidson County
Batch# 967168 DEEDWARRSP
02/03/2023 12:58:30 PM 6 pgs
Fees: $33.00 Taxes: $20,535.00
20230203-0008034

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
CORNELIUS FAST SERV, INC. 1445 W. Oak Terrace Lake Oswego, Oregon 97034 Attn: Bob Barman	**CORNELIUS FAST SERV, INC.** 1445 W. Oak Terrace Lake Oswego, Oregon 97034 Attn: Bob Barman
Map & Parcel No.: 09211020100	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **MMPF II MPA PORTFOLIO SPE, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 3807 Cleghorn Avenue, Suite 903, Nashville, Tennessee 37215, Attention: General Counsel, has bargained and sold and does hereby transfer and convey unto **CORNELIUS FAST SERV, INC.**, an Oregon corporation ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee, and described as follows (the "**Property**"):

See **Exhibit A**.

This is improved property known as 337 22nd Ave North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

[REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK; SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of February.

GRANTOR:

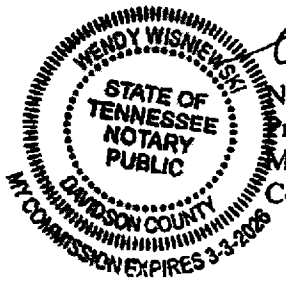
MMPF II MPA PORTFOLIO SPE, LLC.
a Delaware limited liability company

By: Brian J Maas
Name: Brian J. Maas
Title: General Counsel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 22nd day of December, 2022, by Brian J. Maas, the General Counsel of MMPF II MPA PORTFOLIO SPE, LLC, a Delaware limited liability company, on behalf of the company. He [✓] is personally known to me, or [ ] has produced a _____ driver's license as identification.



Wendy Wisniewski
Notary Public, State of Tennessee
Print Name: Wendy Wisniewski
My Commission Expires: 3-3-2026
Commission No.: N/A

STATE OF Florida)
)
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater, for this transfer is $5,500,000.00.

AFFIANT
Jennifer Wallander

Subscribed and sworn to before me this 1 day of February, 2023.

ASHLEY MINKOS
Notary Public - State of Florida
Commission # HH 271045
My Comm. Expires Jun 4, 2026
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires:

June 4, 2026

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN NASHVILLE, DAVIDSON COUNTY. TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE EAST BY TWENTY-SECOND AVENUE NORTH, ON THE SOUTH BY WANDA B. HIGH, ON THE WEST BY ALLEY NO. 903 AND ON THE NORTH BY LESLIE AVENUE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R. SCOTT CHERRY (TENN. NO. 1512), CHERRY LAND SURVEYING, 700 CRAIGHEAD STREET, SUITE 204, NASHVILLE, TENNESSEE 37204 AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE AND THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH; THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH, SOUTH 31 DEG 13 MIN 42 SEC EAST, 164.00 FEET TO AN IRON PIN IN THE WEST RIGHT-OF-WAY LINE OF TWENTY-SECOND AVENUE NORTH AND BEING A CORNER COMMON WITH WANDA B. HIGH; THENCE, WITH WANDA B. HIGH, SOUTH 58 DEG 52 MIN 51 SEC WEST 174.75 FEET TO AN IRON PIN IN THE EAST RIGHT-OF-WAY LINE OF ALLEY NO. 903 AND BEING A CORNER COMMON WITH WANDA B. HIGH; THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF ALLEY NO. 903, NORTH 31 DEG 13 MIN 42 SEC WEST, 154.00 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE; THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF LESLIE AVENUE, NORTH 58 DEG 53 MIN 51 SEC EAST; 174.75 FEET TO THE POINT OF BEGINNING; CONTAINING 26,911 SQUARE FEET OR 0.618 ACRES, MORE OR LESS.

BEING A PART OF LOT NOS. 144, 145, 146, BLOCK 11, PLAN OF THE MURPHY LAND COMPANY, DIVISION "B", AS OF RECORD IN PLAT BOOK 161, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MMPF II MPA PORTFOLIO SPE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM MPA IMAGING ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY. OF RECORD IN INSTRUMENT NO. 202008140091209, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters shown on the plat of record in Plat Book 161, page 126, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Susan Vanderjagt, 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 2/1/2023 (date of document).

Affiant Signature

2/1/2023
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 3rd day of February, 2023.

CLAUDIA HELENA GARCIA
Notary Public - State of Florida
Commission # HH 208539
My Comm. Expires Dec 15, 2025
Bonded through National Notary Assn.

Notary's Signature

MY COMMISSION EXPIRES: Dec 15, 2025

NOTARY'S SEAL