Karen Johnson Davidson County
Batch# 967897 DEEDWARRSP
02/06/2023 01:21:07 PM 4 pgs
Fees: $23.00 Taxes: $13,320.00
20230206-0008531

Special Warranty Deed

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of February, 2023. Notary Public My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
EST Development LLC 2804 Clifton Avenue Nashville, Tennessee 37209-4012	*New Owner*	071-05-0-015.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, INTUITION HOLDINGS CORPORATION, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto EST DEVELOPMENT LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 517 West Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever 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 page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 7nd day of February, 2023.

GRANTOR:

INTUITION HOLDINGS CORPORATION,
a Tennessee corporation

By: _____
Name: Brett Diaz
Title: Secretary

By: _____
Name: Brandon Knox
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brett Diaz, 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 Secretary of Intuition Holdings Corporation, the within named bargainor, a Tennessee corporation, and that he as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this the 3rd day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brandon Knox, 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 President of Intuition Holdings Corporation, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this the 3rd day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 4/1/24

MARK ANDREW KREBS STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Exhibit A

Legal Description

Land in the 2nd Councilmanic district of Davidson County, Tennessee, being Lot No. 10 on the Map of Bransford Realty Company's Subdivision of the Char. B. Green Lands on the Whites Creek Pike in Davidson County, Tennessee, as prepared by Erle Drake, County Surveyor for Davidson County, Tennessee on February 5, 1932, and revised on July 1, 1933, to show location of the new Whites Creek Pike.

Said Lot No. 10 is more accurately described as follows:

Beginning at a point in the northwesterly margin of W. Trinity Lane (f/k/a Young's Lane and Taylor's Lane), 413 feet easterly from the easterly margin of Whites Creek Pike measured along the north margin of Taylor's Lane; thence easterly along the north margin of Taylor's Lane 100 feet to a point, being the southeast corner of said Lot No. 10; thence in a northerly direction 598.9 feet to a point in the easterly margin of said Lot No. 4, in said plan; thence, in a southerly direction along the easterly margin of said Lot No. 4, 114.3 feet to point, being the northwest corner of said Lot No. 10; thence in a southerly direction in a straight line 538.3 feet to the point of beginning, containing 1.88 acres, more or less.

INCLUDED BUT EXCLUDED from the above described tract is that portion conveyed to the State of Tennessee by Deed of record in Book 10112, Page 920, Register's Office for Davidson County, Tennessee, to which Deed reference is hereby made for a more complete description of out conveyance.

Being the same property conveyed to INTUITION HOLDINGS CORPORATION, a Tennessee corporation, by Quitclaim Deed from INTUITION DEVELOPMENT, LLC, a Tennessee limited liability company, of record in Instrument No. 20230206-0009530, dated Feb. 3, 2023, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real estate taxes for the year 2023, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6280, page 73, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 10524, page 913, said Register's Office.

4. Easement(s) set out in Warranty Deed to the State of Tennessee of record in Book 10112, Page 920, in the Register's Office for Davidson County, Tennessee.