Karen Johnson Davidson County
Batch# 993275 DEEDWARRSP
04/18/2023 04:07:30 PM 6 pgs
Fees: $33.00 Taxes: $25,900.00
20230418-0028614

This instrument prepared by
and after recording return to:
Samir Patel, Esq.
Kumar Prahbu Patel & Banerjee, LLC
990 Hammond Drive
One Lakeside Commons, Ste. 800
Atlanta, GA 30328
KPPB: 2719.069

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PBS 611 LLC 3217 Teton Drive Atlanta, GA 30339	Same as New Owner	082-06-0-094.00

FOR AND IN CONSIDERATION of the sum of Ten and no/l00 Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Charles L. Ewing, Sr., and spouse Donna C. Ewing, (collectively, the "Grantor") has this day bargained and sold, and does hereby transfer and convey unto PBS 611 LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as furthered described in Exhibit "A" attached hereto and incorporated by this reference herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to Grantee, its successors and assigns forever, and 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 encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under Grantor except for those matters set forth in Exhibit "B" attached hereto and by this reference incorporated herein.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 18 day of April, 2023.

GRANTOR:

Charles L. Ewing, Sr.

Donna C. Ewing

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, a Notary Public of the State and County aforesaid, personally appeared Charles L. Ewing Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of himself, acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal this 17th day of April, 2023.

Print Name: Della Martin
NOTARY PUBLIC
My Commission Expires: My Commission Expires November 9, 2025

(Notarial Seal)

DELLA MAE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF Tennessee)
COUNTY OF Shelby)

Before me, a Notary Public of the State and County aforesaid, personally appeared Donna C. Ewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of herself, acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal this 17th day of April, 2023.

Print Name: Della Martin
NOTARY PUBLIC
My Commission Expires:

My Commission Expires
November 9, 2025

(Notarial Seal)

DELLA MAE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

AFFIDAVIT OF VALUE

STATE OF Georgia
COUNTY OF Fulton

The actual consideration or value, whichever is greater, for this transfer is $7,000,000.00.

Affiant:

Name: Pinish Patel

Sworn to and subscribed before me
this 17 day of April, 2023.

Notary Public

My commission expires: _____

[Notary Seal]

NICHOLE ROCHE
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 6, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain parcel of land located in the 5th Councilmanic District of Nashville - Davidson County, Tennessee; and being further described as follows:

Beginning at an old spike situated in the easterly margin of Cowan Street; said spike being 2,409' + /- the said margin of Cowan Street from the northerly margin of Jefferson Street; said spike also being the northwest corner of the Mark Steven Meadows property as recorded in Book 8744, Page 822, Registers' Office of Davidson County, Tennessee.

Thence, leaving the Meadows property and along the said margin of Cowan Street and in a northwesterly direction with a curve to the right having a radius of 469.47' an arc length of 102.49' to a P.K. Nail; Thence, leaving the said margin of Cowan Street and along a new line running generally along the wall of the existing building N 81 degrees - 09' - 28" E - 198.19' to an iron situated in the westerly margin of I-65; thence, with the said margin of I-65, S 04 degrees - 12' - 00" W - 100.98' to an iron rod; said iron rod being the northeast corner of the aforesaid Mark Stevens Meadows property; thence, leaving the said margin of I-65 and along the northerly boundary line of Meadows, S 80 degrees - 32' - 01" W - 154.17' to the POINT OF BEGINNING.

CONTAINING 0.41 ACRES 17,669 square feet.

Being the same property conveyed to Charles L. Ewing Sr. and wife, Donna C. Ewing by deed of record in Book 11725, Page 360, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes for the year 2023, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 683, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 3368, Page 23 and in the Deed of record Book 4054, Page 595, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Temporary Construction Easement of record in Instrument Number 20221121-0123413, in the Register's Office for Davidson County, Tennessee.
5. Lack of direct access to Interstate I-24/ I-65, a limited access highway.
6. Matters shown on Survey by Kenneth A. Bau, Tennessee RLS No. 2019 dated April 3, 2023, Job No. 154-22:
   a. fenceline extends beyond and/or into property line on the southern and eastern property lines
   b. property line runs along building line
   c. concrete area extends into and/or beyond southern property line
   d. Rights of public and quasi-public utilities in and to facilities lying within the property lines without the benefit of recorded easements

Tennessee Certification of Electronic Document

I, Gregory Kula, 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 April 14, 2023 (date of document).

Affiant Signature

4/18/23
Date

State of Georgia
County of DeKalb

Sworn to and subscribed before me this 18 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

VITA L. GLOVER NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA Jan. 23, 2026