Karen Johnson Davidson County
Batch# 1005533 DEEDWARR
05/19/2023 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $10,730.00
20230519-0037729

NEW OWNER:

BOING US HOLDCO, INC.
Attn: General Counsel
440 SOUTH CHURCH STREET, SUITE 700
CHARLOTTE, NC 28202

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel No: 08500008900 (PARCEL I)
Map & Parcel No: 08500009000 (PARCEL II)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO MILLION, NINE HUNDRED THOUSAND DOLLARS ($2,900,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **HERMITAGE HOUSE SMORGASBORD, INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BOING US HOLDCO, INC., a Delaware corporation** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

PARCEL I (Map & Parcel No: 08500008900):

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 3 as shown on the First Revision, Tract 3, Jackson Downs, as of record in Book 8250, Page 296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HERMITAGE HOUSE SMORGASBORD, INC., by Special Warranty Deed from Mathews Partners, Inc., a corporation, dated June 16, 1994, and of record in Book 9380, Page 555, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS **IMPROVED PROPERTY** known as **3131 LEBANON PIKE, NASHVILLE, TN 37214**.

PARCEL II (Map & Parcel No: 08500009000):

Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the easterly margin of Jackson Downs Boulevard, south of Lebanon Pike (U.S. Highway 70, State Route No. 24), being Lot No. 4 as shown on the First Revision, Tract 3, Jackson Downs, as of record in Book 8250, Page 296, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HERMITAGE HOUSE SMORGASBORD, INC., by Special Warranty Deed from Mathews Partners, Inc., a corporation, dated August 30, 1996, and of record in Book 10175, Page 889, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS **IMPROVED PROPERTY** known as **2205 JACKSON DOWNS BLVD, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants and binds itself and its successors to warrant and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons.

POSSESSION shall be given as of the date of this deed.

PROPERTY TAXES for the current year shall be prorated as of the date of this deed.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 15th day of May, 2023.

HERMITAGE HOUSE SMORGASBORD, INC.

By: Robert E Prosser

ROBERT E. PROSSER, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT E. PROSSER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **President** of **HERMITAGE HOUSE SMORGASBORD, INC.,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 15th day of May, 2023.

Lesley E Chapman

NOTARY PUBLIC

My commission expires: March 7, 2026

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$ 2,900,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 15th day of May, 2023.

NOTARY PUBLIC

My commission expires: March 7, 2026

LESLEY E. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, Melissa Anderson, 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 05/18/2023 (date of document).

Affiant Signature

05/18/2023
Date

State of Illinois

County of Cook

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

Notary's Signature

MY COMMISSION EXPIRES: 8/28/23

NOTARY'S SEAL

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023