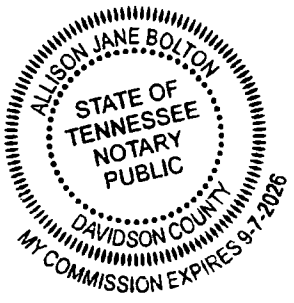
Karen Johnson Davidson County
Batch# 1013890 DEEDWARRSP
06/12/2023 10 18 42 AM 4 pgs
Fees $23 00 Taxes $6,808 00
20230612-0044436

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,840,000 00

Affiant

Subscribed and sworn to before me, this the 9th day of June 2023

Notary Public

My commission expires September 7, 2026

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
Haysboro Project, LLC 2206 21st Ave S, Suite 200 Nashville, Tennessee 37212	New Owner	061-03-0-152.00

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, CORE HOLDINGS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto HAYSBORO PROJECT, 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 unimproved property, known as 4720 Gallatin Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors 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 bind itself and, its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors 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 1st day of June 2023.

GRANTOR:

CORE HOLDINGS, LLC,
a Tennessee limited liability company

By: _____
Name: Mark Deutschmann
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be an Authorized Signatory of Core Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by Mark Deutschmann, Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of June 2023.

_____
NOTARY PUBLIC

My Commission Expires: September 1, 2026

ALLISON JANE BOLTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-1-2026

Exhibit A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described according to a survey by R. Scot Cherry, T.R.L.S. No. 1512, dated May 26, 2006, last revised June 28, 2007, as follows:

Beginning at an existing bolt on the Easterly right-of-way line of Gallatin Pike, 80 feet in width, at the Northwest corner of Lot 1 on T.S. and J.E. Richmond Subdivision of record in Plat Book 7900, Page 522, Register's Office of Davidson County, Tennessee;

Thence with the Easterly right-of-way line of Gallatin Pike, North 00° 14' 35" East, 202.73 feet to a PK nail set at the intersection of the Easterly right-of-way line of Gallatin Pike and the Southerly right-of-way line of Haysboro Avenue, 48 feet in width;

Thence with the Southerly right-of-way line of Haysboro Avenue, South 89° 29' 15" East, a distance of 183.38 feet to a PK nail set at a corner common with the property of Ronald E. and Debra F. Williams of record in Book 10477, Page 152, in the Register's Office of Davidson County, Tennessee;

Thence leaving the Southerly right-of-way line of Haysboro Avenue with the Westerly property line of said Williams, South 01° 17' 14" West, a distance of 201.94 feet to an existing iron rod on the Northerly property line of said Lot 1, T.S. and J.E. Richard Subdivision;

Thence with the Northerly property line of said Richard plat, North 89° 44' 41" West, a distance of 179.69 feet to the point of beginning.

Being the same property conveyed to Core Holdings LLC, a Tennessee limited liability company by Quitclaim Deed, of record as Instrument No. 20230323-0021011, in the Register's Office of Davidson County, Tennessee

Also being the same property conveyed to Core Holdings, LLC, a Tennessee limited liability company by Special Warranty Deed, of record as Instrument No. 20191009-0103572, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Tax for the year 2023, a lien not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, Page 424 and Book 4191, Page 643, in the Register's Office of Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080402-0033222, in the Register's Office of Davidson County, Tennessee.

4. Restrictions contained in deed of record in Instrument No. 20191008-0102785, in the Register's Office of Davidson County, Tennessee.