Karen Johnson Davidson County
Batch# 1014457 DEEDWARRSP
06/13/2023 10:39:30 AM 7 pgs
Fees: $38.00 Taxes: $2,127.50
20230613-0044961

This instrument was prepared by:
Sean Wood, Esq.
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
EAST NASHVILLE OWNER, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	c/o Southern Land Company 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	072-13-0-377.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy Five Thousand and No/100 Dollars ($575,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 525 Group, LLC, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto East Nashville Owner, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property"). This is improved property commonly known as 1308 Gallatin Ave., Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B**, attached hereto and incorporated herein by reference, and representations and limitations as expressly provided for

hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(the remainder of page is intentionally left blank)

(Signature pages to follow)

(Grantor signature page to Special Warranty Deed)

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of June, 2023.

525 Group, LLC
A Tennessee limited liability company

By: _____
Name: Rick Pilipovic
Its: Member / Mgr.

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick Pilipovic with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged [himself/herself] to be the member/manager of 525 Group, LLC, a Tennessee limited liability company, and that [he/she] as such member/manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by [himself/herself] as such member/manager.

Witness my hand, at office, this 7 day of June, 2023.

_____
Notary Public

My Commission Expires: May 5, 2025

STEPHANIE MONTENEGRO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me this the 7 day of June, 2023

Notary Public

My Commission Expires: May 5, 2025

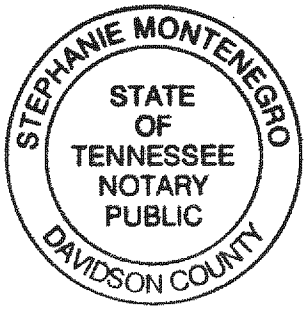


EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Trevecca Subdivision of Renraw, of record in Plat Book 421, Page 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 525 Group, LLC, a Tennessee limited liability company, by the Warranty Deed of record in Instrument Number 20180727-0073638, 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 421, Page 72 and 73, in the Register's Office for Davidson County, Tennessee.

3. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Thomas William Crow, PLS No. 2758, Crow Land Surveying, dated September 9, 2022:

   a. Utility and drainage lines, with meters, valves, poles and other appurtenances, not located within a recorded easement area.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 06/07/23 (date of document).

Teresa A Beardsley
Affiant Signature

06/13/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of June, 2023.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

