Karen Johnson Davidson County
Batch# 1016513 DEEDWARRSP
06/20/2023 09:17:30 AM 6 pgs
Fees: $33.00 Taxes: $3,052.50
20230620-0046460

This Instrument Prepared By:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Horsepower, J.V. 4117 Hillsboro Pike Suite 103-363 Nashville, Tennessee 37215	Horsepower, J.V. 4117 Hillsboro Pike Suite 103-363 Nashville, Tennessee 37215	034-00-0-024.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **AFN ABSPROP002, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, **HORSEPOWER, J.V.**, a Tennessee joint venture, a Tennessee General Partnership, and its successors and assigns (the "Grantee") certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, their heirs and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no 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.

[***Signature page follows***]

IN WITNESS WHEREOF, the Grantor has, through its duly authorized representative, hereunto set their hand this 9 day of June, 2023, to be effective the 14 day of June, 2023.

GRANTOR:

AFN ABSPROP002, LLC,
a Delaware limited liability company

By: _____
Michael R. Anderson, Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael R. Anderson, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of AFN ABSPROP002, LLC, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this 9 day of June, 2023.

_____
Notary Public

My commission expires: 6-15-2026

Chandra C. Blake
Notary Public, State of New York
Reg. No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2026

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Partition Plat RAC Land, LLC Property of record in Plat at Instrument No. 20210204-0016379, 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 a portion of the same property conveyed to AFN ABSPROP002, LLC by Warranty Deed from RAC Land, LLC dated June 3, 2021 and recorded on June 10, 2021 at Instrument No. 20210610-0078442 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to AFN ABSPROP002, LLC by Quitclaim Deed of Correction from RAC Land LLC dated July 14, 2022 and recorded on May 11, 2023 in Instrument No. 20230511-0035234, 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 shown on the Plan of record as Instrument Number 20210204-0016379, Register's Office of Davidson County, Tennessee.

3. Easement of record in Book 3281, Page 39, in the Register's Office for Davidson County, Tennessee.

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $825,000.00.

AFFIANT:

Subscribed and sworn to before me this 19th day of June, 2023.

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Robin Patterson
Notary

My Commission expires: 6·20·2023

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 06/09/2023 (date of document).

Affiant Signature

06/19/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY