Karen Johnson Davidson County
Batch# 1020636 DEEDWARRSP
06/29/2023 10:13:30 AM 11 pgs
Fees: $58.00 Taxes: $17,760.00
20230629-0049661

Serial No. 398/2023

מספר סידורי 398/2023

## AUTHENTICATION OF SIGNATURE

## אימות חתימה

I, the undersigned, Yoel Farkas, Notary, Holder of License Number 215234, at Harakevet Road 49/28 Jerusalem hereby certify that on June 18, 2023 there appeared before me in Jerusalem, Mr. Jay L. Stillman identity was proven to me by Israeli Passport Number 21978830 issued by the Authority – I.C. Passport at-B.G. Air Port on February 15, 2015, and I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached document marked "A".

אני הח"מ יואל פרקש נוטריון, בעל רישיון מספר 215234, מרחוב הרכבת 49/28 ירושלים מאשר כי ביום 18/06/2023 ניצב לפני בירושלים מר ג'יי ל. סטילמן שזהותו הוכחה לי על פי על פי דרכון ישראלי מס' 21978830 שהוצא על ידי סמכות - ממונה דרכונים בנתב"ג ביום 15/02/2015 ושוכנעתי כי הניצב בפני הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמך המצורף והמסומן באות "A".

In witness whereof I hereby authenticate the signature of the aforementioned Mr. Jay L. Stillman by my own signature and seal this 18th day of June, 2023.

ולראיה הנני מאשר את החתימו של מר ג'יי ל. סטילמן שזהותו הנ"ל בחתימת ידי ובחותמי, היום 18/06/2023.

Notary Fee in the sum of 208 New Israeli Shekels, including VAT, paid.

שכר נוטריון בסך 208 ש"ח, כולל מע"מ, שולם.

נוטריון * יואל פרקש YOEL FARKAS * NOTAIRE NOTARY

Signature

Notary's Seal

חותם הנוטריון

חתימה

202306290049661

# APOSTILLE

(Convention de la Haye du 5 Octobre 1961)

| | |
|---|---|
| 1. STATE OF ISRAEL | 1. מדינת ישראל |
| This public document | מסמך ציבורי זה |
| 2. Has been signed by Yoel Farkas | 2. נחתם בידי יואל פרקש |
| Advocate | עו"ד |
| 3. Acting in capacity of Notary | 3. המכהן בתור נוטריון. |
| 4. Bears the seal/stamp of | 4. נושא את החותם/החותמת |
| the above Notary | של הנוטריון הנ"ל |
| **Certified** | **אושר** |
| 5. At the Magistrates Court of Jerusalem | 5. בבית משפט השלום בירושלים |
| 6. Date 18 -06- 2023 | 6. ביום 18 -06- 2023 |
| 7. By an official appointed by | 7. על ידי מי שמונה בידי שר |
| Minister of Justice under the | המשפטים לפי חוק הנוטריונים, |
| Notaries Law, 1976. | התשל"ו - 1976 |
| 8. Serial number 3877873 | 8. מס' סידורי 3877873 |
| 9. Seal/Stamp | 9. החותם / החותמת |
| 10. Signature | 10. חתימה |

בית משפט השלום בירושלים * Magistrates Court of Jerusalem *

אפרת כהן EFRAT COHEN 18 -06- 2023 JERUSALEM ירושלים

202306290049661

**SPECIAL WARRANTY DEED**

FROM: Loventhal Bros., Inc., a Tennessee corporation, Jay L. Stillman, Michael A. Friedland, and Anne B. Friedland

TO: HCA Health Services of Tennessee, Inc., a Tennessee corporation

| Address of New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| HCA Health Services, LLC<br>One Park Plaza<br>Nashville, TN 37203<br>Attn: Real Estate | Same | 092-15-0E-201.00<br>092-15-0E-101.00<br>092-15-0E-900.00 |

THIS INSTRUMENT PREPARED BY: William Timothy Hill
Price, Hill, Kolarich, & Moore
214 2nd Ave. N., Ste. 205
Nashville, TN 37201
(615) 256-1577
tim@wthillatty.com

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2023.

NOTARY PUBLIC

Yoel Farkas, Adv. & Notary
Member No. 56760, Notary No. 215234
Harakevet 49/28, Jerusalem Israel 9350846
011972 (54) 325-7440

My Commission Expires: December 31, 2023

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Loventhal Bros., Inc., a Tennessee corporation, Jay L. Stillman, Michael A. Friedland, and Anne B. Friedland, hereinafter called "GRANTORS", has bargained and sold, and by these presents does transfer and convey unto HCA Health Services of Tennessee, Inc., a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, together with all improvements, buildings, structures and fixtures located thereon, to wit (the "Property"):

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

**See Attached Exhibit A**

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS, does covenant with the said GRANTEE that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTORS further covenants and binds themselves, their successors, and assigns to warrant specially 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 and under GRANTOR (other than claims arising out of the matters set forth above), 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.

**(SIGNATURES TO FOLLOW)**

**IN WITNESS WHEREOF,** Grantors have caused this Special Warranty Deed to be executed this 26 day of June, 2023.

GRANTOR:

LOVENTHAL BROS., INC.,
a Tennessee corporation

By: Mary L. Jones

Name: Mary L. Jones

Title: President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/to be president of Loventhal Bros., Inc., the within named bargainor, a Tennessee corporation, and that Mary L. Jones, as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of such entity by himself as president.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 26 day of June, 2023.

Melissa Maravilla
NOTARY PUBLIC

My Commission Expires: My Commission Expires: November 3, 2025

MELISSA MARAVILLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Michael A. Friedland

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael A. Friedland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of June 2023.

Notary Public

My Commission Expires: My Commission Expires: November 3, 2025

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR:

Anne B. Friedland

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Anne B. Friedland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within name bargainor and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Melissa Maravilla

Notary Public

My Commission Expires: My Commission Expires: November 3, 2025

MELISSA MARAVILLA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

GRANTOR:

Jay L. Stillman

Israel )
Jerusalem )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jay Stillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within name bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of June, 2023.

Notary Public

My Commission Expires: December 31, 2023

NOTAIRE * NOTARY *
יואל פרקש
YOEL FARKAS

Yoel Farkas, Adv. & Notary
Member No. 56760, Notary No. 215234
Harakevet 49/28, Jerusalem Israel 9350246
011972 (54) 325-7440

**EXHIBIT A**
**Legal Description**

TRACT 1:

BEING SUITE 201, ON THE PLAN OF 208 TWENTY-THIRD OFFICE CONDOMINIUMS, A HORIZONTALPROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101 CT SEQ., AS AMENDED, INTENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD AS INSTRUMENT NO. 200709250114418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID SUITE AS SET FORTH IN SAID MASTER DEED, REFERENCE IS HEREBY MADE TO THE PLAN OF 208 TWENTY-THIRD OFFICE CONDOMINIUMS FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID SUITE.

BEING THE PROPERTY CONVEYED TO MICHAEL A. FRIEDLAND AND JAY L. STILLMAN, BY WARRANTY DEED, FROM LOVENTHAL BROS., INC., A TENNESSEE CORPORATION, OF RECORD INSTRUMENT 200710120121342, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; FURTHER BEING PART OF THE PROPERTY CONVEYED TO ANNE B. FRIEDLAND FROM MICHAEL A. FRIEDLAND BY QUITCLAIM DEED, IN INSTRUMENT 201109210073190; ALSO BEING PART OF THE PROPERTY BEING CONVEYED TO MICHAEL A. FRIEDLAND AND WIFE, ANNE B. FRIEDLAND, FROM ANNE B. FRIEDLAND AND MICHAEL FRIEDLAND, BY QUITCLAIM DEED, IN INSTRUMENT 201809170091871.

TRACT 2:

BEING SUITE 101, ON THE PLAN OF 208 TWENTY-THIRD OFFICE CONDOMINIUMS, A HORIZONTAL
PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101 CT SEQ., AS AMENDED, IN
TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED AND BY-LAWS, OF RECORD AS INSTRUMENT NO. 20070925-0114418, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID SUITE AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF 208 TWENTY-THIRD OFFICE CONDOMINIUMS FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID SUITE.

BEING PART OF THE SAME PROPERTY CONVEYED TO LOVENTHAL BROS., INC., BY DEED FROM ELSIE FERGUSON, OF RECORD IN BOOK 4222 PAGE 239, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property having the address of 208 23rd Ave. N., Nashville, Tennessee 37203.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit B** attached to and incorporated herein.

## EXHIBIT B

## EXCEPTIONS

1. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-201.00.
2. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-101.00
3. Davidson County taxes for 2023, a lien not yet due or payable, Map-Par. 092-15-0E-900.00
4. All matters shown on plat(s) of record in Book 1, Page 105, in the Register's Office of Davidson County, Tennessee.
5. MASTER DEED OF THE 208 TWENTY-THIRD OFFICE CONDOMINIUMS of record in Instrument 20070925-0114418, in the Register's Office of Davidson County, Tennessee.
6. Rights of others in and to the Alley contiguous to the land.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 6/28/2023.

Bainbridge Dillion
Affiant Signature

Date: 6/28/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 6/28/2023

