THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **CRT File No. 230544730** Karen Johnson Davidson County Batch# 1021727 **DEEDWARRSP** 06/30/2023 03 18 55 PM 4 pgs Fees $23 00 Taxes $18,500 00 20230630-0050351	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,000,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2023. Notary Public My Commission Expires SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES SEPTEMBER 6TH, 2025

SPECIAL WARRANTY DEED

Address New Owner: C and M Real Estate Holdings LLC c/o Waitr & Associates LLC PO Box 331874 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-02-0-216.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and all other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashville Co-Investment #1 LLC, a Washington limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **C and M Real Estate Holdings LLC, a Tennessee limited liability company**, and its successors and assigns ("Grantee"), all that tract or parcel of land in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto, together will all rights and appurtenances pertaining to such tract or land and all improvements, structures and fixtures now constructed and completed or under construction on the property.

This Conveyance is subject to the matters more particularly described on **Exhibit B** attached hereto and incorporated herein by reference, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property located at 2602 Westwood Drive, Nashville, TN 37204-2710.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through and under Grantor (excluding claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2023.

GRANTOR:

Nashville Co-Investment #1 LLC, a Washington limited liability company

BY: Walter Wilson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Walter Wilson, 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 Authorized Agent of Nashville Co-Investment #1 LLC, a Washington limited liability company, the within named bargainor, and that he executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 30th day of June, 2023.

_____
Notary Public

My Commission Expires: _____

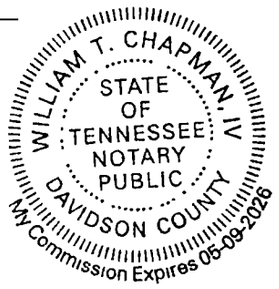


EXHIBIT A

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 59 and the southerly 47 feet of Lot No. 58 in Geo. I. Waddey's Subdivision of Westwood as the same appears of record in Book 332, page 99, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Co-Investment #1 LLC, a Washington limited liability company, by Warranty Deed from LP Stroud, LLC of record in Instrument Number 20170227-0019010, in the Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 27, 2017.

EXHIBIT B

Taxes for the year 2023, a lien not yet due and payable, and all years thereafter.