Karen Johnson Davidson County
Batch# 1055649 DEEDWARRSP
09/29/2023 01:12:30 PM 6 pgs
Fees: $33.00 Taxes: $12,163.75
20230929-0076722

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Vita 4400, LLC 308 White Swans Crossing Brentwood, TN 37027-4037	Vita 4400, LLC 308 White Swans Crossing Brentwood, TN 37027-4037	09116001300

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **CARNEY ESTATES LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VITA 4400, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 4400 Charlotte Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of September, 2023.

GRANTOR:

CARNEY ESTATES LLC,
a Tennessee limited liability company

By:_____
Matthew Carney, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Carney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CARNEY ESTATES LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of September, 2023.

_____
NOTARY PUBLIC

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

My Commission Expires:
10-2-2023

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,287,500.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

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

NOTARY PUBLIC

My Commission Expires: 3-25-24

CAROLE M. MAXSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

Exhibit "A"

Legal Description of Property

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBERED 301, 303, 305 AND 307, BLOCK 34, ON THE PLAN OF NO. 1 PLAN OF WEST NASHVILLE, OF RECORD IN BOOK 57, PAGES 74-75, 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 CARNEY ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20220314-0029513, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2023, a lien but not yet due and payable.

2. All matters shown on plat(s) of record in Book 57, Page 74-75, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 September 27, 2023.

Affiant Signature

Date: 9/27/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 9/27/2023

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY