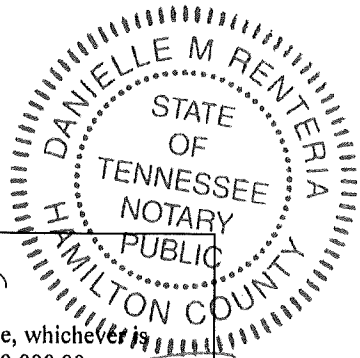
Special Warranty Deed



Karen Johnson Davidson County Batch# 1063713 DEEDWARRSP 10/23/2023 11:26:30 AM 6 pgs Fees: $33.00 Taxes: $18,500.00 20231023-0082820	STATE OF TENNESSEE COUNTY OF Hamilton The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00. Affiant Subscribed and sworn to before me, this the 20th day of October, 2023. Notary Public My commission expires: 11/24/2024

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
411 Broad Street, Suite 401 Chattanooga, Tennessee 37402	New Owner	092-16-0-086.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, MIDTOWN HOSPITALITY PARTNERS, GP, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto VISION NASHVILLE WEST END LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 110 20th Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate, 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 real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

Whenever 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 undersigned has executed this Special Warranty Deed effective as of the 20th day of October, 2023.

GRANTOR:

MIDTOWN HOSPITALITY PARTNERS, GP,
a Tennessee general partnership

By: _____
Name: Roshan Patel
Title: Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Roshan Patel, 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 Manager of Midtown Hospitality Partners, GP, the within named bargainor, a Tennessee general partnership, and that as such Manager of the partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Roshan Patel as Manager of Midtown Hospitality Partners, GP.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11/6/2023

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

Tract 1:

Land in the 9th Ward of the City of Nashville, said County and State, being the Easterly 50 feet of the Westerly 100 feet of the Northerly part of Lot No. 149 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Beginning on the Southerly margin of Hayes Street, 50 feet Easterly from the Easterly margin of 20th Avenue North, formerly Boyd Avenue, being the Northeast comer of L. T. Webb's Lot; thence with the Southerly margin of Hayes Street, Easterly 50 feet; thence Southerly parallel with 20th Avenue North 172 feet, more or less, to the Northerly margin of an alley, the center line of which is midway between Hayes Street and West End Avenue; thence with the Northerly margin of said alley, Westerly 50 feet to said Webb's Southeast corner; thence with the Easterly line, Northerly 172 feet, more or less, to the beginning.

Tract 2:

Being the Northwest part of Lot No. 149 on the map of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the South side of Hayes Street and runs back between parallel lines, along the East margin of 20th Avenue, North 172 feet more or less to an alley.

Also described as follows:

Being a Parcel of Land in the 21st Council-Manic District within the Urban Services District of Metropolitan Nashville-Davidson County, Tennessee. Being Generally located to the south of Hayes Street, east of 20th Avenue North, and north of Alley No. 382. Being a portion of Lot 149 as shown on the Plan of the Subdivision of the Boyd Home Tract of record in Plat Book 21, Page 39, R.O.D.C., and being more particularly described as follows:

BEGINNING at a ½" Iron Rod (Old) with Cherry Cap in the southerly right-of-way of Hayes Street (50' Public Right-of-Way) at the common comer of Cooper Properties of record in Instrument No. 20170503- 0043855, R.O.D.C., and the Hollis & Hollis, LLC property of record in Deed Book 11673, Page 322, R.O.D.C.

THENCE, with said Cooper Properties S 30° 41' 30" E, 171.46 feet to a ½" Iron Rod (Old) in the northerly right-of-way of Alley No. 382;

THENCE, with said Alley No. 382, S 59° 24' 06" W, 100.00 feet to the westerly right-of-way of 20th Avenue North;

THENCE, with said 20th Avenue North N 30° 41' 30" W, 171.25 feet to said Hayes Street southerly right-of-way;

THENCE, with said Hayes Street N 59° 16' 54" E, 100.00 feet to the POINT OF BEGINNING;

Containing 17,135 Square Feet or 0.39 Acres, more or less.

As to Tracts 1 and 2, being the same property conveyed to MIDTOWN HOSPITALITY PARTNERS, GP, a Tennessee general partnership, by Quitclaim Deed of record in Instrument No. 20231023-0082744 in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to HARI OHM ASSOCIATES PARTNERSHIP, a Tennessee general partnership, by Special Warranty Deed of record in Instrument No. 20200113-0003899 in the Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20200113-0003900 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 maters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.

3. All matters as depicted on the ALTA/NSPS Land Title Survey prepared by Barge Design Solutions, Inc., as File No. 3720000, dated January 8, 2020.

Tennessee Certification of Electronic Document

I, Andrew Weiss, 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 October 20, 2023 (date of document).

Affiant Signature

10-23-23
Date

State of Georgia
County of DeKalb

Sworn to and subscribed before me this 23 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

VITAL L. GLOVER NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES Jan. 23, 2026