THIS INSTRUMENT PREPARED BY:

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511 Union Street, Ste. 2700
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Karen Johnson Davidson County
Batch# 1067170 DEEDWARRSP
11/01/2023 02:45:30 PM 6 pgs
Fees: $33.00 Taxes: $21,460.00
20231101-0085605

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Kingfisher Realty, LLC 411 Monroe Avenue Memphis, TN 38103	Kingfisher Realty, LLC 411 Monroe Avenue Memphis, TN 38103	104-15-239.00

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, **WHITEHARDT PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys, to **KINGFISHER REALTY, LLC**, a Tennessee limited liability company, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit A.

BEING THE SAME property conveyed to Grantor by deed from 2TK, LLC, a Tennessee limited liability company, of record as Instrument No. 20150407-0030326 Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2303 21st Avenue South, Nashville, TN 37212.

Said property is conveyed subject only to the following matters:

See attached Exhibit B.

Grantor covenants and binds itself and its heirs and successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through, or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 27th day of October, 2023.

GRANTOR:

WHITEHARDT PROPERTIES, LLC,
a Tennessee limited liability company

By: Kevin White
Kevin White, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Kevin White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Whitehardt Properties, LLC, a Tennessee limited liability company, and is authorized by the company to execute this instrument on behalf of the company.

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

Notary Public

My Commission Expires:
3-9-27

STATE OF TN)

COUNTY OF Davidson)

DYLAN STARER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,800,000.00.

Affiant

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is $5,800,000.00.

Stacey Palmer
Affiant

Sworn to and subscribed before me this 1st day of November, 2023.

Notary Public

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

My Commission Expires:
1/4/2027

EXHIBIT A

Property Description

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

Lying and being situated in Metropolitan Nashville/Davidson County, Tennessee and being the James F. Pilkerton, III property of record in Instrument No. 199912290308369 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

Beginning at an existing iron rod in the West margin of Hillsboro Road (21st Avenue South) 27.5' from the center line, said iron rod being the northeast corner of the Phillip Guinsburg, et al property of record in Book 8024, Page 8, R.O.D.C.; thence leaving said road with the Guinsburg property, N 80 deg. 05' 45" W., 158.76 feet to an existing iron rod; thence with the Tennessee Dental Association property of record in Book 4729, Page 979, R.O.D.C. N 02 deg. 15' 02" E, 91.72 feet to an existing iron rod; thence with the Tennessee Medical Association Property of record in Book 8094, Page 684; R.O.D.C. S deg. 52' 28" E, 192.49 feet to an iron rod in the West margin of Hillsboro Road, 27.5 feet from centerline; thence, with said road margin S 20 deg. 27' 00" W., 112.17 feet to the beginning.

EXHIBIT B

Permitted Encumbrances

1. Ad valorem real estate taxes for the year 2024, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Book 547, Page(s) 121 and 122, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Right-of-way or easement, by and between Don M. Powell, Agent, and The Prudential Insurance Company of America, of record in Book 2958, Page 569, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Earl Swensson Associates, Inc and Metropolitan Government of Nashville, and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4779, Page 850, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Easement Agreement, by and between Earl Swensson Associates, Inc and Joel H. Moseley and wife, Susan H. Moseley, their successors and assigns, of record in Book 5154, Page 259, in the Register's Office of Davidson County, Tennessee.

36555807.2

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 10/27/2023

Bainbridge Dillion
Affiant Signature

Date: 1/1/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 1/1/2023

Notary's Seal

