SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069697 **DEEDWARRSP**
11/08/2023 09:27:09 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00

20231108-0087278

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$2,000,000.00**

x _____
Affiant

Subscribed and sworn to before me, this the 7th day of Nov., 2023

_____
Notary Public

My Commission Expires: Oct 26 2024

BRIAN MAY NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT PREPARED BY
Wood Stabell Law Group
4535 Harding Pike Ste. 100
Nashville, Tennessee 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
305 HERMITAGE LLC 1730 Tchoupitoulas St. New Orleans, LA 70130	094-13-0-009.00 094-13-0-010.00 094-13-0-011.00 094-13-0-012.00 094-13-0-014.00	Same as New Owner

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, **Hermitage Holdings, LLC,** a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **305 HERMITAGE LLC,** a Delaware limited liability company (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **303, 305, 307, 309 and 313 Hermitage Avenue, Nashville, Davidson County, Tennessee 37210.**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or

parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 7 day of November, 2023.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

HERMITAGE HOLDINGS, LLC, a Tennessee limited liability company

By: _____
Christopher Brian Sadler, President and Manager

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Christopher Brian Sadler, 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 President and Manager (or other officer authorized to execute the instrument) of **Hermitage Holdings, LLC**, the within named bargainor, a Tennessee limited liability company,, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of company as such officer.

Witness my hand, at office, this 6th day of November, 2023.

_____
Notary Public

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

TRACT I:

Land in Davidson County, Tennessee, being Part of Lots Nos. 1 and 2, Block "K" Hermitage Addition, of record in Book 57, pages 42 and 43, Register's Office for said County, described as follows:

BEGINNING 40 feet east of the southeast corner of Keith and Filmore Streets, in the City of Nashville, runs thence Eastward along the south side of Filmore Street, 40 feet; thence southward parallel to Keith Street, 154½ feet, more or less, to an alley; thence with the north margin of said alley, eastward 40 feet; thence northward, parallel to Keith Street, 154½ feet, more or less to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being the easterly 30 feet of Lot No. 2 and all of Lot No. 3 of Block "K" on the plan of Hermitage Addition, as of record in Book 57, pages 43 and 108, Register's Office for said County.

Said part of Lot No. 2 and all of Lot No. 3 front together 80 feet on the southerly side of Hermitage Avenue, formerly Lebanon Turnpike or Filmore Street, and extend back 154 feet, more or less, on the westerly line and 154.5 feet, more or less, on the easterly line to the northerly margin of an alley, measuring 80 feet thereon.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 4, 5 and the west 10 feet of Lot 6, Block "K", on the plan of Hermitage Addition, as of record in Book 57, page 108, Register's Office for Davidson County, Tennessee.

Said Lots and part of said lot adjoin and front together 110 feet on the southerly side of Hermitage Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

TRACT IV:

Land lying and being in the 1st Civil District of Davidson County, Tennessee, and being the easterly 50 feet of Lot No. 6 in Block K of the Hermitage Addition to Nashville (see Plan of Lots in Book 57, page 43, Register's office for Davidson County, Tennessee.)

This lot faces the south side of Filmore Street, and beginning at a point 50 feet west of the west border of Edgar Street, on the south side of Filmore Street; thence running east along South side of Filmore Street 50 feet to the west side of Edgar Street; thence south along the borders of Edgar Street, 148 feet more or less to an alley; thence west 50 feet along the north side of said alley; thence north along a line parallel to Edgar Street 148 feet more or less to the starting point.

Being the same property conveyed to Earl H. Sadler and wife, Vera G. Sadler, by deed from Juanita Hearn, a widow (being one and the same person as Juanita Allison Hearn), of record in Book 6652, page 613, Register's Office for Davidson County, Tennessee, the said Earl H. Sadler having since died on December 24, 2009, with title to the property vesting solely in Vera G. Sadler at his death.

Being the same property conveyed to Hermitage Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Vera G. Sadler of record in Instrument No. 201008130064095 Register's Office for Davidson County, Tennessee, dated July 13, 2010 and recorded on August 13, 2010.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. If improvements are completed after January 1 or any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603 requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

4. Taxes for the year 2023, a lien not yet due and payable.

   Subject to the following matters appearing upon ALTA survey dated September 27, 2023 prepared by Mark Herrick of Ragan-Smith-Associates, Inc: TRACT I: none; TRACT II: local service power & telephone lines; local service power line; TRACT III: local service power & telephone lines; local service power line; TRACT IV: local service power & telephone lines; local service power line