THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
File No. 1-20765

Karen Johnson Davidson County
Batch# 1086327 DEEDWARRSP
12/28/2023 03:02:30 PM 8 pgs
Fees: $43.00 Taxes: $23,680.00
20231228-0099854

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Lightpost Tennessee LLC	New Owner	085-00-0-052.00
116 Agnes Road		
Knoxville, TN 37919		

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 is hereby acknowledged, **Donelson Fitness Holdings, Limited Partnership**, a Tennessee limited partnership, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Lightpost Tennessee LLC**, a Tennessee limited liability company, Grantee, that certain real estate located at 3051 Lebanon Road in Nashville Davidson County, Tennessee, 37214 described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons 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 and acknowledgement on following page(s).]

Witness our hand as of the 15 day of December, 2023.

GRANTOR:

Donelson Fitness Holdings, Limited Partnership,
a Tennessee limited partnership

By Donelson Fitness, LLC, its General Partner

By: _____

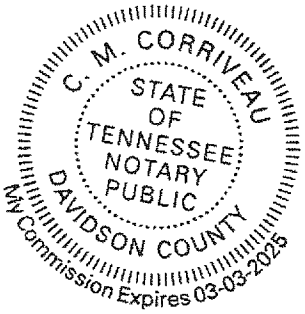
Name: Floyd Shechter

Title: Managing Member

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Floyd Shechter , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is the Managing Member of Donelson Fitness, LLC the General Partner of Donelson Fitness Holdings, Limited Partnership, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15 day of December, 2023.



_____
Notary Public
My Commission Expires: 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,400,000.

Affiant

Subscribed and sworn to before me this the 15th day of December, 2023.

Notary Public

My commission expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT A
(Property Description)

Tract 1:

Being a certain tract of land located along the East side of Lebanon Pike in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron rod set (new) on the Southwest corner of the tract, said rod being at the corner of Medical Drive (formerly Perimeter Drive, a private drive) and Lebanon Pike (a public right of way, width varies); thence along the Easterly right of way of Lebanon Pike (a public right of way, width varies) North 21 degrees 16 minutes 10 seconds East, a distance of 240.38 feet to an iron rod (new); thence departing the right of way of Lebanon Pike, along the line of Donelson Corporate Centre, Limited Partnership South 68 degrees 59 minutes 00 seconds East, a distance of 250.87 feet to an iron rod (old); thence along the line of Nashville Educare Company, Ltd., South 21 degrees 01 minutes 00 seconds West, a distance of 246.19 feet to an iron rod (old); thence along Medical Drive (formerly Perimeter Drive, a private drive); along a curve to the right a distance of 64.95 feet with a chord bearing of North 71 degrees 52 minutes 48 seconds West (with a radius of 5050.36 feet) to an iron rod (new); thence continuing along Medical Drive (formerly Perimeter Drive, a private drive) North 66 degrees 11 minutes 57 seconds West, a distance of 187.28 feet to an iron rod, and the point of beginning. Said tract to be designated as Lot Number 2 on the Final Plat of Donelson Corporate Centre, Limited Partnership, dated June 21, 2001, prepared by Ragan Smith Associates, Inc.

Being the same property conveyed to Donelson Fitness Holdings, Limited Partnership, a Tennessee limited partnership, by Special Warranty Deed from Donelson Corporate Centre, Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20030905-0130212, in the Register's Office for Davidson County, Tennessee, dated August 28, 2003, and recorded on September 5, 2003.

Tract 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin located N 21 deg. 50 min. 05 sec. E 41.88 feet from an iron pin in the South boundary of the Donelson Hospital property (North boundary of the Tennessee Law Enforcement Academy property); thence, with the outside of the curve of Perimeter Drive as follows: S 76 deg. 10 min. 36 sec. E 12.23 feet to an iron pin, S 78 deg. 42 min. 06 sec. E 21.68 feet to an iron pin, S 80 deg. 36 min. 14 sec. E 20.95 feet to an iron pin, S 81 deg. 36 min. 23 sec. E 23.02 feet to an iron pin, S 82 deg. 13 min. 25 sec. E 20.08 feet to an iron pin, S 84 deg. 17 min. 54 sec. E 19.23 feet to an iron pin, S 89 deg. 48 min. 18 sec. E 15.64 feet to an iron pin, N 82 deg. 33 min. 09 sec. E 19.43 feet to an iron pin, N 69 deg. 38 min. 52 sec. E 17.64 feet to an iron pin, N 57 deg. 15 min. 42 sec. E 16.86 feet to an iron pin, N 47 deg. 04 min. 01 sec. E 19.40 feet to an iron pin, N 36 deg. 59 min. 05 sec. E 10.51 feet to an iron pin, N 34 deg. 56 min. 00 sec. E 159.04 feet to an iron pin; thence, leaving the back of the curb of Perimeter Drive N 68 deg. 58 min. 59 sec. W 219.16 feet to an iron pin; thence, S 21 deg. 01 min. 01 sec. W 246.07 feet to the beginning, containing one (1) acre.

Being the same property conveyed to Donelson Fitness Holdings, Limited Partnership, a Tennessee limited partnership, by General Warranty Deed from Nashville Educare Company, LLC, a Tennessee limited liability company, successor-by-conversion to Nashville Educare Company, Ltd., a Tennessee limited partnership, of record in Instrument No. 20030905-0130210, in the Register's Office for Davidson County, Tennessee, dated August 28, 2003, and recorded on September 5, 2003.

Being further described as:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 2 of the Resubdivision Plat of Donelson Corporate Centre of record in instrument number 20030904-0128444 at the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point on the westerly right-of-way line of Lebanon Pike at a corner common with the State of Tennessee Law Enforcement Academy, of record in deed book 1713, page 90 at the Register's Office for Davidson County, Tennessee;

Thence with the westerly right-of-way line of Lebanon Pike, North 20 deg 21 min 57 sec East, 42.29 feet to the Point of Beginning for this tract;

Thence continuing with the easterly right-of-way line of Lebanon Pike, North 20 deg 21 min 57 sec East, 240.16 feet to an existing iron rod at a corner common with Lot 1 of the said Resubdivision of Donelson Corporate Centre;

Thence leaving the easterly right-of-way line of Lebanon Pike with a common line with said Lot 1 of the Resubdivision of Donelson Corporate Centre for the following fifteen calls:

1) South 69 deg 52 min 14 sec East, 470.03 feet to an existing pk nail;
2) South 34 deg 22 min 46 sec West, 157.76 feet to an iron rod set;
3) South 36 deg 08 min 46 sec West, 10.72 feet to an iron rod set;
4) South 45 deg. 55 min 06 sec West, 19.41 feet to an iron rod set;
5) South 55 deg 45 min 56 sec West, 16.79 feet to an iron rod set;
6) South 67 deg 54 min 06 sec West, 17.80 feet to an iron rod set;
7) South 81 deg 39 min 56 sec West, 19.43 feet to an iron rod set;
8) North 89 deg 09 min 26 sec West, 15.50 feet to an iron rod set;
9) North 86 deg 01 min 34 sec West, 19.23 feet to an iron rod set;
10) North 83 deg 32 min 04 sec West, 20.17 feet to an iron rod set;
11) North 82 deg 54 min 44 sec West, 23.06 feet to an iron rod set;
12) North 80 deg 43 min 04 sec West, 20.87 feet to an iron rod set;
13) North 81 deg 02 min 14 sec West, 21.69 feet to an iron rod set;
14) North 77 deg 35 min 20 sec West, 12.21 feet to an iron rod set;
15) With a curve to the right having a radius of 653.75 feet, a curve length of 100.05 feet, a central angle of 08 deg 46 min 07 sec, and a chord bearing and distance of North 70 deg 32 min 00 sec West, 99.95 feet to an iron rod set;
16) North 67 deg 09 min 43 sec West, 152.08 feet to the Point of Beginning containing 104,711 square feet or 2,404 acres more or less.

Being the sum of the two properties conveyed to Donelson Fitness Holdings, L.P. of record in instrument number 20030905-0130210 and in instrument number 20030905-0130212 both of record at the Register's office for Davidson County, Tennessee.

EXHIBIT B

(Permitted Encumbrances)

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. All matters shown on the plat of RESUBDIVISION PLAT DONELSON CORPORATE CENTRE, as recorded in Instrument No.20030904-0128444, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 10938, Page 694, Register's Office for Davidson County, Tennessee.

4. Deed for Easement for Sewerline of record in Book 5001, Page 93, Register's Office for Davidson County, Tennessee.

5. Easement of Ingress and Egress of record in Book 5002, Page 698, Register's Office for Davidson County, Tennessee.

6. Overhead Line Easement of record in Book 5848, Page 104, Register's Office for Davidson County, Tennessee.

7. Reciprocal Access and Cross Parking Easement Agreement of record in Instrument No. 20030905-0130213, as amended in Instrument No. 20221018-0113674, Register's Office for Davidson County, Tennessee.

8. Rights of Tru Fit Holdings, LLC d/b/a TruFit Athletic Clubs, as tenants only, under unrecorded leases.

9. All matters shown on the ALTA / NSPS Land Title Survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated January 18, 2022, last revised on March 1, 2022, and designated as Job No. 21138.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

