Name and Address of New Owner:
On Edge Hospitality LLC
4811 Lebanon Pike, STE #300
Hermitage, TN 37076

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 1086455 DEEDWARR
12/29/2023 09:22:30 AM 5 pgs
Fees: $28.00 Taxes: $37,000.00
20231229-0100023

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09302001100; 09302011300; 09302011400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **330 DrMLKJr Blvd, LLC, a Wyoming Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **On Edge Hospitality LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 19th Council District of Nashville, Davidson County, Tennessee, being parcels B-1, B-2 and a parcel entitled "Southern Baptist Convention of USA" on the plan of The Revised Capitol Hill Development Project, recorded in Book 2663, Pages 120 and 121, Register's Office for said County, described as follows:

Beginning at the Northeast intersection of 4th Avenue North ad Martin Luther King Jr. Boulevard; thence along said 4th Avenue North N 27 deg. 01' 35"W, 166.16 feet; thence N 62 deg. 40' 54" E, 6.30 feet; thence along a curve to the right, having a radius of 1180.0 feet, a distance of 19.0 feet to an iron pin; thence N 63 deg. 00' 25" E, 58.61 feet to an iron pin in the Southerly right of way of James Robertson Parkway; thence along a curve to the left, having a radius of 525.0 feet, a distance of 55.90 feet to an iron pin; thence leaving said Parkway S 27 deg. 01'48" E, 143.02 feet to the Northerly right of way of Martin Luther King Jr. Boulevard; thence along said Boulevard S 62 deg. 59' 39" W, 101.42 feet to the point of beginning and containing 0.41 acre, more or less.

See Exhibit A for full description

by Deed from Peoples Savings Bank & Trust Company, recorded September 20, 1922 of record in Book 598, page 264, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to National Baptist Convention of United States of America by Warranty Deed from Peoples Savings Bank & Trust Company recorded July 19, 1921 of record in Book 576, page 70, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of December, 2023.

330 DrMLKJr Blvd, LLC, a Wyoming Limited Liability Company

By: _____

Michael Winarski, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sasha Qualkenbush, Notary of the state and county mentioned, personally appeared Michael Winarski, Manager of 330 DrMLKJr Blvd, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 330 DrMLKJr Blvd, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Winarski, Manager of 330 DrMLKJr Blvd, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

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

_____
Notary Signature

Printed Name: Sasha Qualkenbush

My commission expires:_____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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Legal description from a survey by Patrick Coode and Company, LLC, 144 Spring Valley Road, Nashville, TN 37214, Patrick S. Coode, TRL #855, dated November 16, 2023, file no. 223-150.

Being the same property conveyed to 330 DrMLKJr BLVD, LLC, a Wyoming Limited Liability Company by Warranty Deed dated December 12, 2023 from National Baptist Convention of United States of America, Inc, a Non-profit corporation, recorded December 12, 2023 in Instrument No. 20231212-0095713 in the Register's Office.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 12/15/2023 (date of document).

Regina Sullo
Affiant Signature

December 29 2023
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026