This instrument prepared by and return to after recording:

Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer, Esq.

Karen Johnson Davidson County
Batch# 1089374 DEEDWARRSP
01/08/2024 02:05:30 PM 6 pgs
Fees: $33.00 Taxes: $34,965.00
20240108-0001552

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
REFFELM, LLC 925 Gailynn Marie Drive Mt. Juliet, TN 37122	SAME AS NEW OWNER	093-14-0-333.00; 331.00; 319.00

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 are hereby acknowledged, **MICHAEL G. BORUM**, hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **REFFELM, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 801 Ewing Avenue, Nashville, TN 37203;
631 and 644 Fogg Street, Nashville, TN 37203

TO HAVE AND TO HOLD said Property, 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 Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of November, 2023, but is effective as of the 5 day of January, 2024.

GRANTOR:

MICHAL G. BORUM

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL G. BORUM, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 15 day of November, 2023.

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

Notary Public
My Commission Expires: 11.5.24

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $9,450,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Fidelity National Title Ins. Co.

By: _____
Affiant

Sworn to and subscribed before me,
This 8th day of January, 2024.

_____
NOTARY PUBLIC

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-24-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being described as follows:

Tract I: (801 Ewing Ave, Nashville, TN - Map/Parcel 093-14-0-333.00):

Being Lot Nos. 30, 31, 32, 33 and 34 on the Plan of Ewing, Wetmore and Other's Addition to South Nashville, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 30, 31, 32 and 33 front together 130 feet on the westerly side of Ewing Avenue and run back between parallel lines 130 feet to an alley; the northerly line of said property running back with the southerly margin of Fogg Street and the southerly line of said property running back with the northerly margin of an alley.

Said Lot No. 34 fronts 31 feet on the southerly side of Fogg Street and runs back between parallel lines with the westerly margin of an alley 130 feet to an alley in the rear.

Tract II: (631 Fogg Street, Nashville, TN - Map/Parcel 093-14-0-331.00):

Being Lot No. 35 on the Map of O. Ewing's Addition to Nashville, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 32 feet, more or less, on the south side of Fogg Street and runs back between parallel lines 130 feet to an alley in the rear.

Tracts I and II being the same property conveyed to Michael G. Borum and wife, Ann C. Borum by Warranty Deed of record in Book 10399, Page 471, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Ann Clements Borum and Michael Glenn Borum of record in Instrument No. 20000126-0008692, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael G. Borum by Quitclaim Deed from Ann Clements Borum of record in Instrument No. 20000131-0010059, in the Register's Office for Davidson County, Tennessee.

Tract III: (644 Fogg Street, Nashville, TN - Map/Parcel 093-14-0-319.00)

Being Lot Nos. 20 and 21 on the Map of Ewing and Wetmore's Plan of Lots, of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael G. Borum and wife, Ann C. Borum by Warranty Deed of record in Book 10250, Page 134, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Ann Clements Borum and Michael Glenn Borum of record in Instrument No. 20000126-0008692, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael G. Borum by Quitclaim Deed from Ann Clements Borum of record in Instrument No. 20000131-0010060, in the Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Subject to all matters shown on the Plan of record in Plat Book 14, Page (s) 202 and 203, Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Instrument Number 20110104-0001047, in the Register's Office for Davidson County, Tennessee; as Amended and Restated in Instrument Number 20110721-0055913, in the Register's Office for Davidson County, Tennessee. (as to Parcel 2)

4. Rights or claims of parties in possession not shown by the public records.

5. Survey No. 23470129 prepared by Leah M. Metcalf TN RLS #3430 of S&ME and dated 9-1-2023 indicates the following:
   a. Fencing in northerly line (Tract 1);
   b. Overhead utilities in easterly and southerly line (Tract 2);
   c. Fencing within southerly line (Tracts 2 and 3); and
   d. The 1 story building is on both Tract 2 and Tract 3.

Tennessee Certification of Electronic Document

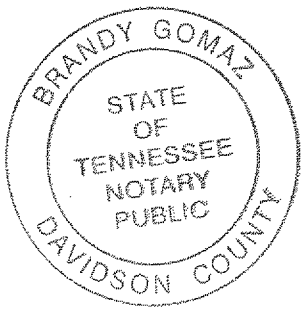
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 5, 2024 (date of document).

Affiant Signature

1/8/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of January, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25