Karen Johnson Davidson County
Batch# 1093132 DEEDWARRSP
01/24/2024 07:53:30 AM 5 pgs
Fees: $28.00 Taxes: $7,770.00
20240124-0004470

PREPARED BY AND RETURN TO:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura St., Suite 3000
Jacksonville, FL 32202

STATE OF FLORIDA
COUNTY OF ORANGE
The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00

Affiant

Subscribed and sworn to before me this 17 **day of January, 2024.**

Notary Public
My Commission Expires: 09/09/2024

LOURDES GONZALEZ
Notary Public - State of Florida
Commission # HH 039454
My Comm. Expires Sep 9, 2024
Bonded through National Notary Assn.

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Karoli Properties, LLC	Karoli Properties, LLC	Map-Parcel Number(s):
757 Alameda Avenue	412 Harding Place, Suite 209	
Nolensville, TN 37135	Nashville, TN 37211	104-06-0-070-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 16th day of January, 2024, between **PARKE WEST VENTURE PARTNERS, LLC**, a Delaware limited liability company ("Grantor"), whose address is 9010 Overlook Boulevard, Brentwood, TN 37027, and **KAROLI PROPERTIES, LLC**, a Tennessee limited liability company ("Grantee"), whose address is 757 Alameda Avenue, Nolensville, TN 37135.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, sells and conveys with special warranty to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Davidson, State of Tennessee, to wit (the "Land"):

52516463 v4

See Exhibit "A" attached hereto and by this
reference made a part hereof.

together with all improvements, rights, alleys, ways, easements, privileges, tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted exceptions (the "Permitted Exceptions"):

1. Real estate taxes for the current year and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations of record affecting the Property, reference to which shall not operate to reimpose same; and

3. Matters which a current survey or careful inspection of the Land and any improvements thereon would reveal.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

[signatures on following page]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

"GRANTOR"

PARKE WEST VENTURE PARTNERS, LLC,
a Delaware limited liability company

By: _____
Name: Robert A. Culpepper, III
Title: Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [___] online notarization, this 14th day of January, 2024, by Robert A. Culpepper, III, the Authorized Agent of Parke West Venture Partners, LLC, a Delaware limited liability company, on behalf of the company. He *(check one)* [___] is personally known to me, or [✓] has produced a valid driver's license as identification.

GUY MILLER HOGAN II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-02-2025

_____
Print Name: G. MILLER HOGAN II
Notary Public
Commission Expires: MAR. 2, 2025
Commission Number: N/A

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1:

Land being located in Davidson County, Tennessee, being part of Lots No. 6 and 7 on the plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Said part of Lot No. 6 fronts 60 feet on the Northerly side of West End Avenue and runs back between parallel lines 180 feet, more or less to an alley in the rear.

Included in the above but excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 4755, Page 149, Register's Office for Davidson County, Tennessee.

Tract 2:

Land being located in Davidson County, Tennessee, being part of Lot 7 on the plan of Bransford Realty Company's Richland Annex, as of record in Book 332, Page 153, Register's Office for said County.

Beginning on the Northerly margin of West End Avenue at the corner of Lots 6 and 7; thence with the line between said two lots, North 50 Degrees 05 Minutes West 69.3 feet to a proposed right of way and fence; thence with the same, South 16 Degrees 46 Minutes East, 83.3 feet to the Northerly margin of West End Avenue; thence with said Avenue, North 39 Degrees 56 Minutes East 46.2 feet to the beginning.

Being the same property conveyed to Parke West Investment Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from GTOM 3410, LLC of record in Instrument No. 20190805-0077302, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 05, 2019.

Being the same property conveyed to Parke West Venture Partners, LLC, a Delaware limited liability company by Quitclaim Deed from Parke West Investment Partners LLC, a Tennessee limited liability company of record in Instrument No. 20200616-0062168, Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 16, 2020.

Tennessee Certification of Electronic Document

I, Will Rogers, 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 14, 2024 (date of document).

Affiant Signature

January 14, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of January, 20 24.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25