Karen Johnson Davidson County
Batch # 1098246 DEEDWARRSP
02/06/2024 09:56:58 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240206-0008223

Return Recorded Document to
Kailyn Weiss
3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Supreme-OM 1, LLC 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215	Map/Parcel 09400004300	Same
This instrument prepared by: Kailyn Weiss, Attorney at Law 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **CHARLES E. XUEREB, CARMELA A. XUEREB and CHERYL X. PRISTAVOK, CO-TRUSTEES OF THE XUEREB FAMILY REVOCABLE TRUST** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **SUPREME-OM 1, LLC**, a Delaware limited liability company, (the "Grantee"), and Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being Lot 2 on the Final Plat of 1510 Lebanon Pike of record in Instrument No. 20230707-0052041, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being a portion of the same property conveyed to The Xuereb Family Revocable Trust, by deed of record in Instrument No. 20220621-0070524, Register's Office for Davidson County, Tennessee.

This is improved property known as 1510 Lebanon Pike, Nashville, TN 37210.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters described on EXHIBIT A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, and Grantee's successors and assigns, forever.

Grantor covenants and binds itself and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 24 day of January, 2024.

THE XUEREB FAMILY REVOCABLE TRUST

By: Charles Xuereb
Name: Charles Xuereb
Its: Trustee

STATE OF Florida)
COUNTY OF Collier)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Xuereb 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 _____ of _____, the within named bargainor, and that as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as _____.

Witness my hand and seal, this 24 day of January, 2024.

TANYA L. LAW
MY COMMISSION # HH 309047
EXPIRES: September 6, 2026

Notary Public

My Commission expires: 9-6-26

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1.00.

Grantee

Sworn to and subscribed before me,
this 5th day of February, 2024.

NOTARY PUBLIC

My commission expires: 3/7/2026

DEBORA SLOAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My commission expires March 7, 2026

EXHIBIT A

1. Subject to the Right of Way Deed, recorded in Book 2748 at Page 583, in the Register of Deed's office, Davidson County, Tennessee.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201912160129522, said Register's Office.

3. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 2019102101107489, said Register's Office.

4. Declaration of Easements and Restrictions of record in Instrument No. 202112140165230; as amended by that First Amendment to Declaration of Easements and Restrictions of record in Instrument No. 20220621-0070523, said Register's Office.

5. All matters set forth in Order recorded in Book 4227, Page 841, said Register's Office.

6. All matters as set forth in Consent and Final Decree recorded in Book 5359, Page 599, said Register's Office.

7. Easements, rights of ways, boundary lines, and improvements as set forth on Plat recorded in Book 4660, Page 19, said Register's Office.