This Instrument Prepared by and Return to:
J. Philip Jones, Esq.
6895 Silver Maple Cove
Memphis, TN 38119

Karen Johnson
Batch # 1101787
02/16/2024 10:20:44 AM
Fees: $23.00 Taxes: $7,955.00
Davidson County
DEEDWARR
4 pgs
20240216-0010804

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 6th day of February, 2024, by and between **Lazy W, LLC**, a Tennessee limited liability company (whether one or more, "Grantor"), and **RNMC Hermitage, LLC,** a Tennessee limited liability company (whether one or more, "Grantee").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, located in Arlington, Tennessee, and situated and being in the County of Davidson, State of Tennessee, to-wit:

See Attached Exhibit A.

Being the same property conveyed to Grantor by that certain deed of record under Instrument Number 20060512-0055961 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its heirs, successors, and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, except for Davidson County taxes for the year 2024, not yet a lien, not yet due or payable; subdivision restrictions, building lines and easements of record in Plat Book 9700, Page 35, Plat Book 7900, Page 29, Plat Book 6900, Page 568 and Book 8403, Page 255; easement(s) of record in Book 9811, Page 397 and Book 10199, Page 901; Declaration of Restrictive Covenants regarding use of property of record at Book 7671, Page 959, Book 9811, Page 391, Book 11357, Page 339, and Book 10236, Page 687; Short Form Lease at Book 7327, Page 979 amended at Book 7591, Page 408, Book 7667, Page 679; Lease at Book 7572, Page 986; Memorandum of Lease of record at Instrument No. 20040105-0001469 and assigned and assumed by Assumption of Lease of record at Instrument No. 20040623-0074708; Assignment of Lease of record at Instrument No. 20060512-0055962; and Memorandum of Lease of record in Book 8531, Page 352, all in the aforesaid Register's office; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of Grantor the day and year first above written.

LAZY W LLC, a Tennessee limited liability company

By: Nancy Diane Moore
NANCY DIANE MOORE, as Trustee of the CAPITAL T. SEPARATE PROPERTY TRUST U/D/A APRIL 28, 2005, AND RESTATED AND RENAMED AS THE DAVID TURNER TRUST JULY 16, 2019
Managing Member

STATE OF FLORIDA
COUNTY OF LAKE

Before me, a Notary Public, of the State and County aforesaid, personally appeared NANCY DIANE MOORE, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of Lazy W, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as NANCY DIANE MOORE, as Trustee.

WITNESS my hand and seal this 6th day of February, 2024.

NOTARY PUBLIC - STATE OF FLORIDA
FRANKLIN T. GAYLORD
MY COMMISSION # HH 418567
EXPIRES: August 26, 2027

NOTARY PUBLIC

RECORDING DATA ONLY

Property Address:
5500 Old Hickory Boulevard
Hermitage, TN

Name and Address of the Property Owner:
RNMC Hermitage, LLC
204 Heady Drive
Nashville, TN 37205

Name and Address of the Person or Entity
Responsible for Payment of the Real Property Taxes:
RNMC Hermitage, LLC
204 Heady Drive
Nashville, TN 37205

Tax Parcel Identification No.:
086 – 000 – 316.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,150,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6 day of Feb., 2024.

Notary Public

My commission expires:

STEPHENIE BOOHER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1B on the resubdivision of Lot 1, Northlake Village, of record in Plat Book 7900, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lazy W, LLC by Quit Claim Deed of record at Instrument No. 20060512-0055961, dated 05/08/2006 and recorded 05/12/2006, in the Register's Office of Davidson County, Tennessee.