This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1103453 DEEDWARRSP
02/22/2024 09:26:12 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20240222-0012105

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Matthews Family Farms, LLC, a North Carolina limited liability company	New Owner	
4015 Vailwood Drive		105-16-0S-009.00 CO
Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD Carson Street , LLC, a Tennessee limited liabilty company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Matthews Family Farms, LLC, a North Carolina limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 9 on the plan of Cityview South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Cityview South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210222-0020915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof. Being part of the same property conveyed to RSD CARSON STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from IPA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument Nos. 20210212-0020610, and 20210212-0020611, dated February 12, 2021, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **2176 Carson Street, #3, Nashville, TN 37211**

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

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 20 day of February, 2024.

RSD Carson Street , LLC, a Tennessee limited liabilty company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein 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 CEO of Red Seal Development Corp., an Illinois corporation, the Manager of RSD Carson Street, LLC, a Tennessee limited liability company the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 20 day of February, 2024.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 1,200,000.00

_____
Affiant

Subscribed and sworn to before me this 20 day of February, 2024.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
NOTARY PUBLIC
My Commission Expires: _____