1st

Karen Johnson Davidson County
Batch# 1105314 DEEDWARRSP
02/28/2024 01:36:30 PM 7 pgs
Fees: $38.00 Taxes: $13,009.76
20240228-0013675

This Instrument Prepared By:

Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, FL 32801

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
c/o Louise Barrett Real Estate, LLC 324 Commons Dr Birmingham, AL 35209 Attn: Kelly Chopin	c/o Louise Barrett Real Estate, LLC 324 Commons Dr Birmingham, AL 35209 Attn: Kelly Chopin	171-00-0-148.00

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 which are hereby acknowledged, **ARC HR5STP1001, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys to, as tenants in common, **R&C THOROUGHBRED LLC**, a Tennessee limited liability company, as to an undivided 97.16% interest, and **GOLDEN BRENTWOOD LLC**, a Tennessee limited liability company, as to an undivided 2.84% interest, and their successors and assigns (collectively, the "Grantee") certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate and has good right and lawful authority to convey the same; and that it binds ourselves, our heirs and representatives, successors and assigns, to warrant and forever defend the title to the said land to the Grantee, their heirs, representatives, successors and assigns, against the lawful claims of all persons of all persons claiming by, through, or under us, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the Grantor has, through its duly authorized representative, hereunto set their hand this 20 day of February, 2024, to be effective the 23 day of February, 2024.

GRANTOR:

ARC HR5STP1001, LLC,
a Delaware limited liability company

By:_____
Name: Jesse C. Galloway
Title: Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jesse C. Galloway, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of ARC HR5STP1001, LLC, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this 26 day of February, 2024.

ESTRELLA CRUZ
Notary Public - State of New York
NO. 01CR6293524
Qualified in Bronx County
My Commission Expires Dec 16, 2025

Notary Public

My commission expires: Dec 2025

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jesse C. Galloway, with whom I am personally acquainted, who, upon oath, acknowledged himself to be the Authorized Signatory of ARC HR5STP1001, LLC, a Delaware limited liability company, the within-named bargainor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the within named bargainor, and on its behalf, by himself as Authorized Signatory.

WITNESS my hand and seal, at office, this ____ day of February, 2024.

Notary Public

My commission expires:

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $3,516,150.00.

AFFIANT:

Carol A. Aronowitz

STATE OF Arizona

COUNTY OF Maricopa

Carol A. Aronowitz, Authorized Manager of C & R Limited Liability Company, a Colorado limited liability company, the Sole Member of R&C THOROUGHBRED LLC, a Tennessee limited liability company

Subscribed and sworn to before me this 21st day of ~~March~~ Feb, 2024.

Notary

My Commission expires: [redacted]

CHRIS BOWIE
Notary Public - Arizona
Maricopa County
Commission # 660121
My Commission Expires November 01, 2027

STATE OF

COUNTY OF

Kelly Chopin, Manager of Louise Barrett, LLC, an Alabama limited liability company, the Sole Member of GOLDEN BRENTWOOD LLC, a Tennessee limited liability company

Subscribed and sworn to before me this ____ day of March, 2024.

Notary

My Commission expires:

EXHIBIT A

LEGAL DESCRIPTION

The actual consideration of this transfer or value of the property conveyed (whichever is greater) is $3,516,150.00.

AFFIANT:

STATE OF _____

COUNTY OF _____

_____

Carol A. Aronowitz, Authorized Manager of C & R Limited Liability Company, a Colorado limited liability company, the Sole Member of R&C THOROUGHBRED LLC, a Tennessee limited liability company

Subscribed and sworn to before me this ____ day of March, 2024.

_____

Notary

My Commission expires: _____

STATE OF Alabama

COUNTY OF Jefferson

Kelly Chopin

Kelly Chopin, Manager of Louise Barrett, LLC, an Alabama limited liability company, the Sole Member of GOLDEN BRENTWOOD LLC, a Tennessee limited liability company

Subscribed and sworn to before me this 21 day of March, 2024.

Ronald K Leddon

Notary

My Commission expires:

RONALD K LEDDON
Notary Public
Alabama State at Large
My Commission Expires Sep 24, 2025

Exhibit A

Legal Description

Property Address:	5030 Thoroughbred Lane
City, State:	Brentwood, TN
County:	Davidson

Land in Davidson County, Tennessee, being Lot No. 5, on the plat of LOT NO. 5, MARYLAND FARMS EAST PARK, of record in Plat Book 5190, Page 684, as amended by Book 6065, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to AFN ABSPROP002, LLC, a Delaware limited liability company by Warranty Deed dated June 3, 2021 from ARC HR5STP1001, LLC of record in Instrument 20210610-0078342, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to ARC HR5STP1001, LLC by deed of record in Instrument No. 20240228-0013632, Register's Office for Davidson County, Tennessee

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024; a lien, not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5190, Page 684, as amended at Book 6065, Page 44, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5340, Page 796, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants and Owner's Association for Maryland Farms East Park of record in Book 6185, Page 274, Register's Office for Davidson County, Tennessee.

5. Sign Easement set forth in the Deed of record in Book 5956, Page 314, in the Register's Office for Davidson County, Tennessee.

6. Terms and provisions of Lease dated December 10, 2007, by and between Inland American ST Portfolio, LLC, a Delaware limited liability company, Landlord, and SunTrust Bank, a Georgia banking corporation, Tenant, as evidenced by the Memorandum of Lease of record in Instrument Number 20071220-0146295, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

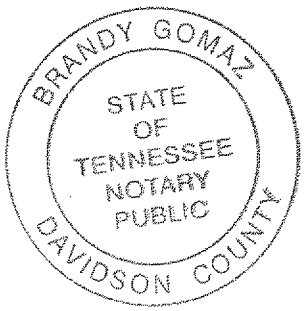
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 23, 2024 (date of document).

Affiant Signature

2/28/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of February, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25