Karen Johnson Davidson County
Batch# 1107199 DEEDWARRSP
03/04/2024 10:43:30 AM 5 pgs
Fees: $28.00 Taxes: $14,985.00
20240304-0014748

THIS INSTRUMENT PREPARED BY:
Littlewood Law, PLLC, 3700 Glenwood Ave., Ste 405, Raleigh, NC 27613

RESPONSIBLE TAXPAYER and PROPERTY OWNER:
EAST NASHVILLE OWNER, LLC, a Delaware limited liability company

TAX ID NO. 07213038000

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property being conveyed, whichever is greater, is $4,050,000.00.

Affiant

Subscribed and sworn to before me this 1st day of ~~February~~ March, 2024.

Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29th day of February, 2024, between **NASHVILLE MOTORCYCLE COLLECTIVE, LLC, a Tennessee limited liability company** (the "Grantor") and **EAST NASHVILLE OWNER, LLC, a Delaware limited liability company** whose address is 3990 Hillsboro Pike, Ste 400, Nashville, TN 37215 (the "Grantee").

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee certain real property located in Davidson County, Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property to Grantee, and its successors and assigns, forever.

And Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, and its successors and assigns, that it is lawfully seized in fee simple of the Property; has full power, authority and right to convey the same; that the Property is free from all encumbrances except those "Permitted Exceptions" described in Exhibit B attached hereto, and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons claiming by, through, or under Grantor, except for those "Permitted Exceptions" described in Exhibit B, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the day and year first above written.

GRANTOR:

NASHVILLE MOTORCYCLE COLLECTIVE, LLC
a Tennessee limited liability company

By: _____
Casey Smith, Sole Member

STATE OF Florida

COUNTY OF walton

I, Lesa Smith, a Notary Public of the aforesaid state and county, do hereby certify that **Casey Smith** (the "Signatory"), Sole Member of **Nashville Motorcycle Collective, LLC, a Tennessee limited liability company**, personally appeared before me this day and, by authority duly given, voluntarily acknowledged the due execution of the foregoing instrument on behalf of **Nashville Motorcycle Collective, LLC, a Tennessee limited liability company** for the purpose stated therein and in the capacity indicated. I certify that the Signatory personally appeared before me this day, and (check one of the following)

_____ (I have personal knowledge of the identity of the Signatory); or
__X__ (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one of the following):

__X__ a drivers license
_____ in the form of _____); or

_____ (a credible witness has sworn to the identity of the Signatory).

Witness my hand and official stamp or seal this ____ day of February, 2024.

_____ (signature)
Notary Public

Lesa Smith (print/type)
Notary Public

My Commission Expires: 11/15/27

[NOTARY SEAL]

NOTARY PUBLIC STATE OF FLORIDA
LESA SMITH
Commission # HH 464613
Expires November 15, 2027

EXHIBIT A
The "Property"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 20, 21 AND 22 ON THE PLAN OF TREVECCA SUBDIVISION OF RENRAW, AS OF RECORD IN BOOK 421, PAGE 72 AND 73, REGISTER'S OFFICE FOR SAID COUNTY.

LOT 20 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 170' TO AN ALLEY. LOT 21 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN ROAD TURNS BACK 170' BETWEEN PARALLEL LINES TO AN ALLEY. LOT 22 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 170' TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE MOTORCYCLE COLLECTIVE, LLC, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140703-0058935, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
The "Permitted Exceptions"

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements, or claims of easements, not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any taxes assessed by correction or supplemental assessment not yet due and payable.

6. Taxes for the year 2024, a lien due and payable, but not delinquent.

7. Subject to all matters shown on the Plan of record in Plat Book 421, Page 72 and 73, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

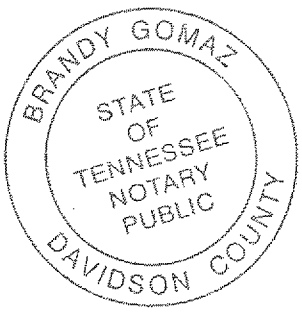
I, Will Rogers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law 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
Notary's Signature

My Commission Expires: 5/5/25