Karen Johnson Davidson County
Batch# 1112505 DEEDWARRSP
03/19/2024 10:24:30 AM 5 pgs
Fees: $28.00 Taxes: $11,840.00
20240319-0018844

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37122-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nashville Child and Family Wellness Center, LLC ATTN: Monirul Quasem 85 White Bridge Pike Suite 302 Nashville, TN 37205	New Owner	103-14-0-B/200-00co 103-14-0-B/201-00co 103-14-0-B-202-00co 103-14-0-B/203-00co 103-14-0-B/204-00co 103-14-0-B/205-00co

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Teasley Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Nashville Child and Family Wellness Center, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18 day of March, 2024.

Teasley Properties, LLC, a Tennessee limited liability company

By: F. Lillard Teasley
Name: F. Lillard Teasley
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared F. Lillard Teasley, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Teasley Properties, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand, at office, this 18 day of March, 2024.

Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Affiant

Subscribed and sworn to before me this 18 day of March, 2024.

Notary Public
My Commission Expires: 12/16/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Legal Description

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 200, 201, 202, 203, 204 and 205, together with the common areas, of 85 White Bridge Road Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing 85 White Bridge Road Condominiums, of record in Instrument No. 20070309-0029624, as amended in Instrument No. 20080627-0066504 and Instrument No. 20110921-0073088, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted in said Master Deed, and Amendments.

Together with an undivided percentage interest in the Common Elements belonging to and appertaining to said Units as defined and set forth in said Master Deed and including voting percentages set forth therein.

And together with the Limited Common Elements serving exclusively said Units as an inseparable appurtenance thereto as defined and set forth in said Master Deed.

Being the same property conveyed to Teasley Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated September 23, 2014, recorded September 25, 2014, from Franklin C. Gatlin III, Trustee of the Franklin C. Gatlin III Trust, U/A/D December 16, 2003, of record in Instrument No. 20140924-0088407, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map/Parcel No. 103-14-0-B/200-00co; 103-14-0-B/201-00co; 103-14-0-B/202-00co; 103-14-0-B/203-00co; 103-14-0-B/204-00co and 103-14-0-B/205-00co. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan as set out on Schedule 1 to the Second Amendment to the Master Deed, of record in Instrument No. 20110921-0073088, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants regarding building setback lines, of record in Book 2750, Page 521, Register's Office for Davidson County, Tennessee.

5. Agreement regarding building setback lines, of record in Book 4085, Page 118, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4030, Page 914, Register's Office for Davidson County, Tennessee.

7. All matters shown on the Boundary Plats, of record in Book 2663, Page 50 and Instrument No. 20020426-0051665, Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement, of record in Instrument No. 20050505-0050747, Register's Office for Davidson County, Tennessee.

9. Agreement regarding ingress, egress, and parking rights, of record in Instrument No. 20061011-0126297, Register's Office for Davidson County, Tennessee.

10. Master Deed and Bylaws of 85 White Bridge Road Condominium (with covenants, conditions, and restrictions), of record in Instrument No. 20070309-0029624, as amended in Instrument No. 20080627-0066504 and Instrument No. 20110921-0073088, Register's Office for Davidson County, Tennessee.

11. Charter of 85 White Bridge Road Condominium Association, Inc., of record in Instrument No. 20071206-0141420, Register's Office for Davidson County, Tennessee

CERTIFICATE OF AUTHENCITY

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 March 18, 2024.

Mike Boyd, Esq.
Date: March 18, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of March, 2024.

Notary Public

My commission expires: 7/17/2027

