Karen Johnson Davidson County
Batch# 1126796 DEEDWARRSP
04/25/2024 08:21:30 AM 6 pgs
Fees: $33.00 Taxes: $22,940.00
20240425-0029746

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON)~~ WILLIAMSON

Map/Parcel No. 120-01-0-140.00

The actual consideration or value, whichever is greater, for this transfer is: **$6,200,000.00**

Affiant

Subscribed and sworn to before me this 24th day of April, 2024.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED BY:
Peter Weiss, Attorney at Law
Ortale Kelley Law Firm (File #36755)
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
CB Capital LLC - Series D
3212 West End Avenue, Suite 403
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

SPECIAL WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **EXECUTIVE SOUTH, LLC**, a Delaware limited liability company, hereinafter the "**Grantor**", has bargained and sold and does hereby transfers, bargains, sells, conveys and confirms to **CB CAPITAL LLC - SERIES D**, a Tennessee limited liability company, hereinafter the "**Grantee**", its successors and representatives, all of its right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee (the "**Property**"), described according to **Exhibit "A"**, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor conveys the Property, including any after acquired title of Grantor, free of encumbrances, created or suffered by Grantor, except those matters set forth on **Exhibit "B'"** attached hereto and made a part hereof, and Grantor does hereby covenant and bind itself to warrant and forever defend the title to the Property

to the Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

Being improved property located at 1161 Murfreesboro Pike, Nashville, Tennessee 37203.

Taxes for the current year have been prorated and assumed by the Grantee herein.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused this instrument to be executed by and through its duly authorized officer on this 24 day of April, 2024.

GRANTOR:

EXECUTIVE SOUTH, LLC,
a Delaware limited liability company

By: _____
Name: Peter Schofel
Title: Authorized Signatory

STATE OF New Jersey

COUNTY OF Essex

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Pete Schofel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be the Authorized Signatory of **EXECUTIVE SOUTH, LLC,** a Delaware limited liability company, the within named bargainor, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as said Authorized Signatory.

Witness my hand and official seal at Livingston, New Jersey, this 19th day of April, 2024.

_____
Notary Public

My Commission Expires: 11/12/25

CATHERINE E. MOONEY
NOTARY PUBLIC OF NEW JERSEY
Commission # 50143313
My Commission Expires 11/12/2025

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Murfreesboro Pike between Vultee Boulevard and Glengarry Drive, being Lot No. 2 as shown on the plan of Glengarry Park Commercial Development, Section IV, as of record in Book 4660, Page 55, R.O.D.C., and as further described according to the survey dated April 11, 2024, prepared by Barge Design Solutions, Brad Tyson Thomas, TN R.L.S, Reg. #2431, as follows:

BEGINNING at a point in the southerly right-of-way line of Murfreesboro Pike, said point being N 48 ° 49' 00" W, 885.2 feet, more or less, from centerline of Glengarry Drive;

THENCE, leaving said right-of-way line with the westerly line of Lot No. 1, as shown on said plan, S 41° 11' 00" W, 245.27 feet to a point in the northerly line of Lot No. 2 as shown on the plan of Glengarry Park Commercial Development, Section II, as of record in Book 4175, Page 16, R.O.D.C.;

THENCE, with said line N 48° 56' 00" W, 721.35 feet to a point in the easterly line of Lot No. 173 as shown on the plan of Section Three, Glencliff Estates as of record in Book 1424, Page 1, R.O.D.C.;

THENCE, with said line and the easterly right-of-way line of Vultee Boulevard, N 54° 01' 00" E, 253.02 feet to a point in the southerly right-of-way line of Murfreesboro Pike;

THENCE, with said right-of-way line the following calls: S 48° 49' 00" E, 573.00 feet to a point; S 41° 11' 00" W, 8.00 feet to a point; S 48° 49' 00" E, 15.00 feet to a point; N 41° 11' 00" E, 8.00 feet to a point; S 48° 49' 00" E, 77.10 feet to the point of beginning.

Being the same Property conveyed to Executive South, LLC, a Delaware limited liability company, by Warranty Deed from Jerome B. Guttman, Trustee, of record in Book 11377, Page 713, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map & Parcel 120-01-0-140.00.
2. Subject to all matters shown on the Plan of record in Plat Book 4660, page 55 and Plat Book 4300, page 51, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Waters Mains and Appurtenances of record in Instrument Number 20160727-0077319, Register's Office for Davidson County, Tennessee.
4. Terms and provisions of Lease dated December 27, 1999, by and between Executive South LLC, Landlord and Outdoor Systems Advertising, Tenant, as evidenced by Memorandum of Lease of record in Instrument Number 20000508-0045881, Register's Office for Davidson County, Tennessee.
5. Those matters disclosed by the survey dated April 11, 2024, prepared by Barge Design Solutions, Brad Tyson Thomas, TN R.L.S, Reg. #2431, as follows:
   a. Utility and drainage lines with meters, valves, poles and other appurtenances;
   b. Seven (7) foot privacy fence within northerly line; and,
   c. Parking encroaching into right of way in easterly line.

Tennessee Certification of Electronic Document

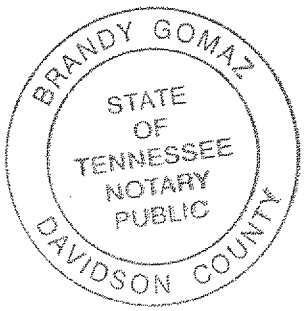
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 24, 2024 (date of document).

Affiant Signature

April 24, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25