Karen Johnson Davidson County
Batch# 1127849 DEEDWARRSP
04/26/2024 01:11:30 PM 6 pgs
Fees: $33.00 Taxes: $14,800.00
20240426-0030484

Address New Owner as Follows:	*Send Tax Bills to:*	*Map-Parcel Number:*
ATP Investments, LLC 5215 Harding Pike Nashville, TN 37205 Attn: Joong Seo	Same as New Owner	092-14-0D-002.00 092-14-0D-003.00
This instrument prepared by: Adam Fritcher, 8383 Preston Center Plaza Dr., 5th Floor, Dallas, Texas 75225		

SPECIAL WARRANTY DEED

STATE OF TEXAS)
COUNTY OF DALLAS)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

By: _____
Scott A. Dyche, Affiant

Subscribed and sworn to before me this 17th day of April, 2024.

KIMBERLY S. MCFARLAND NOTARY PUBLIC STATE OF TEXAS ID 277266 EXP. 01-16-2025

_____
Notary Public

My Commission Expires: 1-16-2025

NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has Granted, Sold, and Conveyed, and by these presents does Grant, Sell, and Convey, unto ATP INVESTMENTS, LLC, a Tennessee limited liability company ("Grantee") (i) all that real property situated in the County of Davidson, State of Tennessee, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, (ii) together with all improvements and related amenities located in and on such real property, (iii) easements, if any, benefiting such real property, and (iv) all rights and appurtenances, if any, pertaining to such real property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This Deed is made and accepted expressly subject to the matters set forth in Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances belonging in any way to the Property, unto the said Grantee, its successors and assigns forever, and Grantor binds itself and its successors and assigns to warrant and forever defend all and singular the Property, subject to the Permitted Encumbrances, to Grantee, its successors and assigns against every person lawfully claiming or to claim all or any part of the Property, by, through, or under Grantor, but not otherwise.

This is improved property commonly known as **4 C1TY Boulevard, Unit B and C**.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective as of the 22 day of April, 2024.

GRANTOR:

NASHCAM RETAIL UNITS, LLC,
a Delaware limited liability company

By: _____
Name: Scott A. Dyche
Title: Executive Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me the undersigned, a Notary Public in and for said County and State, on this day personally appeared Scott A. Dyche, the Executive Vice President of NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and thereupon s/he acknowledged that s/he was authorized to execute the within instrument on behalf of said limited liability company, and that s/he executed said instrument as the voluntary act of the said limited liability company, and for the purposes and consideration expressed therein and in the capacity stated therein.

Given under my hand and seal of office this 17th day of April, A.D., 2024.

(Seal)

KIMBERLY S. MCFARLAND
NOTARY PUBLIC
STATE OF TEXAS
ID 277266
EXP. 01-16-2025

_____, Notary Public
(signature of Notary Public)

My Commission Expires: 1-16-2025

EXHIBIT A

Legal Description of Property

LAND in Davidson County, Tennessee, being all of **Retail Units B and C**, together with all appurtenant interests in the common elements of the **oneC1TY Lot 8 Retail Condominium** a condominium established by that certain the Declaration Establishing oneC1TY Lot 8 Retail Condominium dated December 23, 2020, of record as Instrument No. 20201228-0153364, Davidson County, Tennessee Records, as affected by the affidavit in furtherance of title dated December 30, 2020, filed January 6, 2021, recorded in Instrument No. 20210106-0002854, Davidson County, Tennessee Records, and also the affidavit in furtherance of title dated as of February 1, 2021, filed February 2, 2021, recorded in Instrument No. 20210202-0015064, Davidson County, Tennessee Records, to which instruments specific reference is hereby made for a more particular description of the premises.

Being a portion of the same property conveyed to NASHCAM RETAIL UNITS, LLC, a Delaware limited liability company, by Quitclaim Deed of record in Instrument No. 20201230-0154598, Register's Office, Davidson County, Tennessee.

Together with appurtenant easements as set forth in Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201406260056197, Register's Office for Davidson County, Tennessee, as Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201607200074605, said Register's Office, as amended in the First Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201805070043207, said Register's Office, and as further amended in Second Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201809240094361, said Register's Office.

Together with appurtenant easements for parking as established and set forth in Parking Easement Agreement of record in Instrument No. 20151217-0126995, as Amended and Restated in Instrument No. 20200204-0012586, and Parking Easement Agreement of record in Instrument No. 20180529-0051067, as amended in Instrument No. 20240426-0030432, as such easements are allocated to the subject property as set forth in Parking Easement Allocation Agreement of record in Instrument No. 201809280096286, Register's Office for Davidson County, Tennessee and in Parking Easement Allocation Agreement of record in instrument No. 20240426-0030433, said Register's Office.

Together with appurtenant easements as set forth in declaration establishing oneC1TY Lot 8 Retail Condominium dated December 23, 2020, of record as Instrument No. 202101080003969, Register's Office, Davidson County, Tennessee, to which instruments specific reference is hereby made for a more particular description of the premises.

Parcel ID's:
1) 092 14 0D 002.00 (Lot 8 - Unit B)
2) 092 14 0D 003.00 (Lot 8 - Unit C)

EXHIBIT B
Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Easements retained in Metropolitan Council Ordinance BL2013-440 of the Metropolitan Government of Nashville and Davidson County.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131022-0109927, 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 Reciprocal Easements of record in Instrument No. 20140626-0056197, amended in Instrument No. 20160720-0074605, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 201805070043207, Register's Office for Davidson County, Tennessee and Second Amendment to Amended and Restated Declaration of Restrictive Covenants and Reciprocal Easements of record in Instrument No. 20180924-0094361, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171114-0116662, Register's Office for Davidson County, Tennessee.
6. All matters as shown on plat of survey recorded in Plat Instrument Number 20130807-0082921, Davidson County, Tennessee records.
7. All matters as shown on plat of survey recorded in Plat Instrument Number 201406130051694, Davidson County, Tennessee records.
8. All matters as shown on plat of survey recorded in Plat Instrument Number 20150914-0092822, Davidson County, Tennessee records.
9. All matters as shown on plat of survey recorded in Plat Instrument Number 20180515-0046180, Davidson County, Tennessee records.
10. Terms and conditions of Parking Easement Agreement of record in Instrument Number 20151217-0126995, as amended and restated in Instrument No. 20200204-0012586, and Parking Easement Agreement of record in Instrument Number 20180529-0051067, as amended in Instrument No. 20240426-0030432, as allocated to the Property as set forth in Parking Easement Allocation Agreement of record in Instrument Number 201809280096286, Davidson County, Tennessee records, and as further allocated to the Property as set forth in Parking Easement Allocation Agreement of record in Instrument No. 20240426-0030433 said Register's Office.
11. Declaration Establishing OneC1TY Lot 8 Master Condominium, dated December 23, 2020, recorded December 28, 2020, in Instrument Number 20201228-0153364, Register's Office, Davidson County, Tennessee; as affected by Affidavit in Furtherance of Title, recorded January 6, 2021, in Instrument Number 20210106-0002854, aforesaid records; as affected by Affidavit in Furtherance of Title, recorded February 2, 2021, in Instrument Number 20210202-0015064, aforesaid records.
12. Declaration Establishing OneC1ty Lot 8 Retail Condominium, by Nashcam Retail Units, LLC, recorded January 8, 2021, in Instrument Number 20210108-0003969, Register's Office, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tonya McCants, 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 04/17/2024 (date of document).

Tonya McCants
Affiant Signature

04/26/2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 26th day of April, 2024.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified in Suffolk County
My Commission Expires 04-24-2025