Karen Johnson Davidson County
Batch# 1133264 DEEDWARRSP
05/10/2024 07:56:30 AM 6 pgs
Fees: $33.00 Taxes: $26,455.00
20240510-0034392

This Instrument Prepared By:
**SPENCER FANE LLP (APP)**
511 Union Street, Suite 1000
Nashville, Tennessee 37219

# SPECIAL WARRANTY DEED

| New Owner(s) & Address | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| TNCT, LLC<br>Attn: Shuailei Ma<br>6688 Nolensville Road 108-154<br>Brentwood, Tennessee 37027 | New Owner | 163-00-0-286.00 |

**FOR AND IN CONSIDERATION** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROCKETOWN OF MIDDLE TENNESSEE**, a Tennessee nonprofit corporation ("Grantor"), does hereby transfer, sell and convey unto **TNCT, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located at 5255 Hickory Hollow Parkway, Antioch, Davidson County, Tennessee 37013, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

**TO HAVE AND TO HOLD** said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

**AND** Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

***[Signature on next page]***

*[Signature page of Special Warranty Deed]*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be dated and effective as of the 9th day of May, 2024.

**GRANTOR**:

**ROCKETOWN OF MIDDLE TENNESSEE**, a Tennessee nonprofit corporation

By: _____
Kenny Alonzo, Executive Director

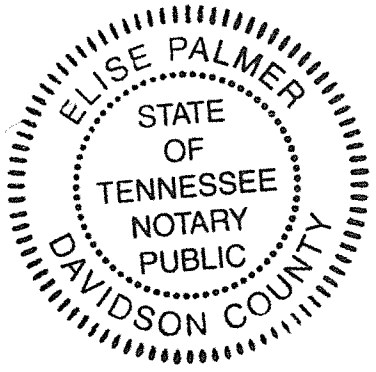
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Kenny Alonzo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of Rocketown of Middle Tennessee, a Tennessee nonprofit corporation, the within named bargainor, and that he in his capacity as the Executive Director of the nonprofit corporation executed the foregoing instrument for the purposes therein by signing his name in his capacity as Executive Director.

WITNESS my hand and seal, at office in Nashville, Tennessee this 9th day of May, 2024.

_____
Notary Public

My Commission Expires: 10/4/27



**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

**The actual consideration for this transfer is $7,150,000.00.**

Andrea P. Perry

**AFFIANT**

**Subscribed and sworn to before me, this 9th day of May, 2024.**

**NOTARY PUBLIC**

**My Commission Expires:** 10/4/27

ELISE PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

### Legal Description

The land is described as follows:

Land in Davidson County, Tennessee, being Lot(s) C-3, as shown on the map entitled Resubdivision of Lots C, C-2, C-3, Section Fifteen, Hickory Hollow Mall, of record in Book 5800, Page 230, amended in Book 6207, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROCKETOWN OF MIDDLE TENNESSEE, A TENNESSEE NONPROFIT CORPORATION by deed from BB ANTIOCH, GP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20210804-0105067, dated August 3, 2021, said Register's Office.

TOGETHER with non-exclusive access easement as set forth in Book 5800, Page 230, as amended in Book 6207, Page 366, and in Book 6188, Page 87, said Register's Office.

## EXHIBIT B

### Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2024 and thereafter.

2. Matters shown on the Plan of record in Book 5800, Page 230, amended in Book 6207, Page 366, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5125, Page 769, amended in Book 5189, Page 947, Book 5337, Page 933, amended and restated in Book 5441, Page 968, further amended in Book 5792, Page 491, Book 5951, Page 26, Book 6011, Page 163, and in Book 6095, Page 948, said Register's Office.

4. Restrictive Covenants contained in the deed of record in Instrument No. 20070226-0023587, said Register's Office.

5. Covenant of record in Book 6189, Page 784, said Register's Office.

6. Reciprocal Access and Parking Easement, Restrictive Covenants, and Sewer Services Agreement of record in Book 6188, Page 87, said Register's Office.

7. Consent and Agreement of record in Book 7063, Page 98, amended in Instrument No. 20040721-0086903, Instrument No. 20040721-0086904, and in Instrument No. 20040721-0086905, said Register's Office.

8. Easement Deed by Court Order to Quest Communications International of record in Instrument No. 20120228-0017172, said Register's Office.

9. All matters shown on the plat of survey by Christopher Lyle Goetz, Tenn. RLS No. 2660, with Gresham Smith, dated April 29, 2022, and designated as Project Number: 45512.00.

Certificate of Authenticity

I, Lisa Farris, 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 05-09-2024.

Date

Lisa Farris

Affiant Signature

05-09-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of May, 2024

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY