This instrument prepared by and after recording return to:

Thompson Burton PLLC
Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attn: Brooks Brasfield
Phone: (615) 375-0382

Karen Johnson Davidson County
Batch# 1133354 DEEDWARRSP
05/10/2024 10:31:30 AM 7 pgs
Fees: $38.00 Taxes: $23,957.50
20240510-0034500

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Syed Bobby Ali, and SWALI 2022 Living Trust dated February 24, 2022 as tenants in common 1729 Junction Ave San Jose, CA, 95112	Same as New Owner	091 05 0 279.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DULUTH PROPERTY LLC,** a Tennessee limited liability company hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **SYED BOBBY ALI, and SWALI 2022 LIVING TRUST DATED FEBRUARY 24, 2022 AS TENANTS IN COMMON** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 115 Duluth Ave, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 9 day of May, 2024.

GRANTOR:

DULUTH PROPERTY, LLC,
a Tennessee limited liability company

By: _____
Name: Rawleigh Pyne
Title: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rawleigh Pyne, the Manager of **DULUTH PROPERTY, LLC,** a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Manager executed the foregoing instrument for the purposes therein expressed and contained, by signing the name of himself as such Manager.

Witness my hand and official seal this 7 day of May, 2024.

My Commission Expires:

9-8-25

Samantha Birdsall
Notary Public



STATE OF Tennessee

COUNTY OF Davidson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 6,475,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 7 day of May, 2024

NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 2, of the Resubdivision of Lot 1 Westover Subdivision of record in Instrument Number 202401310006809, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Duluth Property LLC, a Tennessee limited liability company, by Deed of record in Instrument No. 20220218-0019341, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, a lien not yet due and payable.

2. All matters of record.

3. Matters that would be shown by an updated ALTA/NSPS Survey of the Land.

4. Subject to all matters shown on the Plan of record as Instrument Number 20010119-0005939, Register's Office of Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, Page 151; Book 4110, page 145; and Book 4122, Page 311, Register's Office for Davidson County, Tennessee.

6. Joint Cost of Installation and Maintenance Agreement of record in Instrument Number 20010301-0019387 and 20110328-0023802, in the Register's Office for Davidson County, Tennessee.

7. Dedication of Perpetual Easement of record in Instrument Number 20010301-0019384, in the Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plan of record as Instrument Number 202401310006809, Register's Office of Davidson County, Tennessee.

9. Stormwater Detention Agreement of record in Instrument Number 20010207-0012281, in the Register's Office for Davidson County, Tennessee.

10. Conveyance to the State of Tennessee of record in Instrument No. 20020502-0054159 (as shown on plat), Register's Office for Davidson County, Tennessee.

11. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, all matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by W. Logan McCraw, TN RLS No. 2887, with TTL, certified February 4, 2022.

Tennessee Certification of Electronic Document

I, Ralph "Al" Frazier #20753, 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 of document).

Affiant Signature

05.09.2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of May, 2023.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25