This Instrument Prepared By:
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2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1141605 DEEDWARRSP
06/03/2024 12:28:30 PM 6 pgs
Fees: $33.00 Taxes: $3,052.50
20240603-0041107

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Profectus Experiences LLC 817 S. Main Street Columbia, TN 38401	Same	093-11-0-H-057.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MUSE NASHVILLE, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **PROFECTUS EXPERIENCES LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A.**

The Property is condominium unit known as 69 Lindsley**Avenue**, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B**.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me this the 30 day of May, 2024.

Notary Public

My Commission Expires: 5/5/25

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 30 day of May, 2024.

GRANTOR:

MUSE NASHVILLE, LLC, a
Tennessee limited liability company

By: Muse Nashville GP, LLC
Its: Managing Member

By: _____
James William Jacobs, its Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared James William Jacobs, 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 Member of Muse Nashville GP, LLC, the Managing Member of Muse Nashville, LLC, the within named bargainor ("Grantor"), and that he as such Member of the Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Grantor by himself as the Member of the Managing Member of Grantor.

Witness my hand and seal, at Office, as of the 30th day of May, 2024.

_____
Notary Public

My Commission Expires: 5/5/25



EXHIBIT A

The Land is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 69 of Muse -Rutledge Hill, a Condominium Development established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions for Muse - Rutledge Hill, a Condominium Development, of record in Instrument No. 20211001-0132086, as amended in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, all to which reference is hereby made for a more complete description of said unit.

Being a portion of the property conveyed to Muse Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed from The Fuel Tank, LLC, a Tennessee limited liability company of record in Instrument No. 20191021-0107765, Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

Being a portion of the same property conveyed to Muse Nashville, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from The Fuel Tank, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191021-0107764 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 21, 2019.

EXHIBIT B

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

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Property and not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 5210, Page 360 and Plat Book 21, page 25, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Muse, a Planned Unit Development (A Horizontal Property Regime) of record in Instrument No. 20200123-0008592, as amended, restated in its entirety, and superceded by Declaration of Protective Covenants, Conditions and Restrictions for Muse - Rutledge Hill, a Condominium Development, with By-Laws appended thereto, of record in Instrument No. 20211001-0132086, as amended in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, Register's Office for Davidson County, Tennessee.

5. Articles of Incorporation of Muse Owners Association, Inc of record in Instrument Number 20200123-0008589, in the Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Muse - Rutledge Hill, a Condominium Development of record in Instrument No. 20211001-0132086, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200127-0009426, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200414-0038843, in the Register's Office for Davidson County, Tennessee.

9. Rutledge Hill Redevelopment Plan recorded in Book 7084, page 983, in the Register's Office of Davidson County, Tennessee.

10. Facade Guidelines recorded in Book 7631, page 606, in the Register's Office of Davidson County, Tennessee.

11. Ordinance No. 097-755 recorded in Book 10512, page 464, Ordinance No. 097-754 recorded in Book 10512, page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No. BL2005-875 recorded in Instrument No. 20130903-0092716, in the Register's Office of Davidson County, Tennessee.

12. Easement retained in Metro Council Ordinance No. BL2019-1621.

13. Grant of Easement of record in Instrument Number 20210802-0103594, in the Register's Office for Davidson County, Tennessee

14. Subject to all matters as shown on survey prepared by Brian M. Reifschneider, Blue Ridge Surveying Services, dated December 29, 2018.

15. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

16. Subject to rights of others in and to the common areas and/or elements.

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Danielle Chandler, 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 this 30th day of May 2024.

Attorney/ Custodian

5/30/2024
Date

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Jonathan P. Lucas, a Notary Public for this county and state Danielle Chandler, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 30th day of May, 2024.

Notary Public
My commission expires on: 10/6/2024

(seal)

Jonathan Paul Lucas, Esq
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires October 6, 2024