Karen Johnson Davidson County
Batch# 1143276 DEEDWARRSP
06/05/2024 09:18:30 AM 5 pgs
Fees: $28.00 Taxes: $45,325.00
20240605-0041918

SPECIAL WARRANTY DEED

FROM: Scott C. Chambers

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
1600 West End Avenue, Suite 1750
Nashville, TN 37203

TO: MV 910 Cherokee, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
MV 910 Cherokee, LLC 718 Thompson Lane, Suite 108-339 Nashville, TN 37204	Same	105 07 0 521.00 105 07 0 522.00

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is $12,250,000.00.

Affiant

Sworn to and subscribed before me, this 31st day of May, 2024.

Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott C. Chambers**, an individual (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **MV 910 Cherokee, LLC**, a Delaware limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in those certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 500 and 516 Hagan Street, Nashville, Tennessee 37203.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

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Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 31st day of May, 2024.

SELLER: _____
Scott C. Chambers

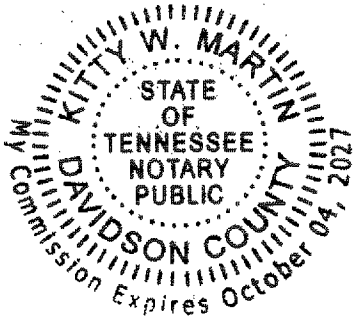
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kitty W. Martin, a Notary Public of said County and State, personally appeared Scott C. Chambers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee this 6th day of May, 2024.

My Commission Expires: 10-4-27

_____
Notary Public



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EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Final Subdivision plat of First Revision of Hagan and Merritt Subdivision of record in Plat Instrument No. 20151021-0106939, 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 a portion of the same property conveyed to Scott C. Chambers by Warranty Deed from Barry F. Dawson and Allen Dawson of record in Instrument No. 20110426-0031771, Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 26, 2011 and Affidavit of Scrivener's Error of recorded on January 25, 2013 in Instrument No. 20130125-0008319.

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Subject to matters shown on the Plan of record as Instrument Number 20151021-0106939, Register's Office of Davidson County, Tennessee

3. Easements retained by the Metropolitan Government of Nashville, Tennessee, as result of the closure of a 20' un-numbered alley.

4. Subject to any easements or rights associated with the CSX Railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 May 31, 2024 (date of document).

Affiant Signature

May 31, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of May, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON