This instrument prepared by:

SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch# 1144361 DEEDWARRSP
06/06/2024 03:03:30 PM 5 pgs
Fees: $28.00 Taxes: $20,534.35
20240606-0042572

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Riptide Hillwood, LLC 5071 Langley Circle Raleigh, NC 27609	New Owner	Map & Parcel 102-08-0-122.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Miles Cars HW, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Riptide Hillwood, LLC a Delaware limited liability company ("Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto as more particularly described as follows:

Land in the 35th Councilmanic District of Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Revised Resubdivision of Horton Heights Section 2 & 7, of record in Book 6200, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Miles Cars HW, LLC, a Tennessee limited liability company, by Deed from Miles Cars Smyrna, LLC, a Tennessee limited liability company, of record in Instrument No. 202304170028062; as affected by Scrivener's Affidavit in Instrument No. 202304270031144, in the Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit "A", attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property commonly known as 855 Hillwood Blvd., Nashville, TN 37209

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' successors and assigns, forever. Grantor covenants with the Grantees, their successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances, set forth on Exhibit A hereto. Grantor (i)

covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the Grantees, Grantees' successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances, and (ii) makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 3 day of June, 2024.

GRANTOR:

MILES CARS HW, LLC
a Tennessee limited liability company

By: _____

Printed: Rocky Crossland

Title: Authorized Agent

STATE OF Tennessee)
COUNTY Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rocky Crossland, with whom I am personally acquainted, and who acknowledged that he is the Authorized Agent of Miles Cars HW, LLC, a Tennessee limited liability company, the within named Grantor, and that he, as such Authorized Agent, executed the within instrument for the purposes therein contained by signing the name of Miles Cars HW, LLC by himself as Authorized Agent.

Witness my hand, at office, this 3 day of June, 2024.

_____
NOTARY PUBLIC

My Commission expires: 11-2-2024

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

I, Lauren T. Degen, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $5,549,824.00.

Subscribed and sworn to before me this 3 day of June, 2024.

Notary Public

My Commission Expires: 11-2-2026

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

2. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

3. All matters shown on plat(s) of record in Book 6200, Page 107, in the Register's Office of Davidson County, Tennessee. As shown on survey made by Crowe-Wheeler and Associates on March 15, 2024 last revised April 4, 2024, as Project No. 24-079alta.DWG.

4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Miles Cars HW, LLC, of record in Instrument No. 20201214-0146931, in the Register's Office of Davidson County, Tennessee.

5. Reservation of access easement contained in Deed of record in Book 3714, Page 752, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Anibal Lopez, 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 June 3rd (date of document).

Affiant Signature

6/6/24
Date

State of Nebraska

County of Douglas

Sworn to and subscribed before me this 6th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/17/2027

NOTARY'S SEAL

GENERAL NOTARY - State of Nebraska
CISSY M. JENNINGS
My Comm. Exp. July 17, 2027