Karen Johnson Davidson County
Batch# 1146088 DEEDWARRSP
06/11/2024 03:28:30 PM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20240611-0043800

THIS INSTRUMENT WAS PREPARED BY:

Bradley Arant Boult Cummings LLP (APC)
1221 Broadway, Suite 2400
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
30 Rachel Drive, LLC Attn: Anthony Natale PO Box 1130 Mt. Juliet, TN 37121	107-00-0-164.00	30 Rachel Drive, LLC Attn: Anthony Natale PO Box 1130 Mt. Juliet, TN 37121

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, Royal Business Partners, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to 30 Rachel Drive, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B hereto (the "Permitted Exceptions").

This is improved property, known as 30 Rachel Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (successors) and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further of otherwise, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11th day of June, 2024.

ROYAL BUSINESS PARTNERS,
a Tennessee general partnership

By: S. J. Moore

Name: S. Joseph Moore

Its: Partner / Owner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Woods Drinkwater a Notary Public, with authority to actin the State and County aforesaid, S. Joseph Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Managing General Partner of Grantor and is authorized to execute this instrument on behalf of Grantor.

WITNESS MY HAND, this the 11 day of June, 2024.

Notary Public

My Commission Expires: July 7, 2027

WOODS DRINKWATER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00.

Affiant

Subscribed and sworn to before me this 11 day of June, 2024.

WOODS DRINKWATER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: July 7, 2027

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Situated in Davidson County, Tennessee, and being the described as follows, to-wit:

BEING Lot No. 2 on the Final Plat of RESUBDIVISION OF LOTS 2-3 ROYAL BUSINESS CENTER, of record in Instrument No. 201809060088444, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Royal Business Partners, a Tennessee general partnership by Special Warranty Deed from Royal Park Investments, L. P., a Tennessee limited partnership of record in Instrument No. 200108270092325, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

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 Plat Book 8250, Page 70, Instrument No. 201210290098747, and in Instrument No. 201809060088444, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Declaration of Protective Covenants and Owners Association for Royal Park Business Center, by Royal Park Investments, L. P., of record in Book 9734, Page 922, in the Register's Office of Davidson County, Tennessee.

5. Landscaping Contract of record in Instrument No. 200110160112648, in the Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement of record in Instrument No. 200112170138698, in the Register's Office of Davidson County, Tennessee.

7. Easement for the flow of the waters of all creeks, branches or streams, and the rights of the public therein.

8. Rights of upper and lower riparian owners to the flow of the waters of all creeks, branches or streams, free from diminution or pollution.

9. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of all creeks, branches or streams.

10. Rights of parties in possession not shown by the Public Records.

11. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Paul B. Crockett, RLS No. 1394, Crockett Surveying on April 5, 2024, designated Job No. 24-11221 DC:

    a. Rights of owners to the west for access and parking as evidenced by shared accessway and parking areas on the Land; and

    b. Rights of utility as evidenced by underground electric lines crossing the Land near the most southerly corner.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 6/11/2024

Bainbridge Dillion
Affiant Signature

Date: 6/11/2024

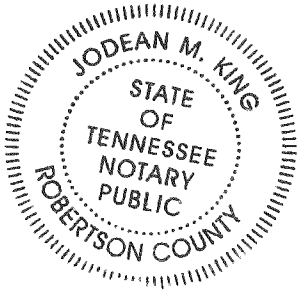
State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of June, 2024.

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 6/11/2024