THIS INSTRUMENT PREPARED BY:
Mary Margo Turner
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,750,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 14 day of June, 2024.

Notary Public
My Commission Expires: 3-6-25

MARIA C. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 06, 2025

Karen Johnson Davidson County
Batch# 1147647 DEEDWARRSP
06/17/2024 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $10,175.00
20240617-0044836

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Whitland Apartments LLC 4535 Harding Pike Suite 309 Nashville, Tennessee 37205	Same	104-09-0-172.00

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 THE WHITLAND LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto WHITLAND APARTMENTS LLC, a Tennessee 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 and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 90 feet of Lot No. 13 of Block "D" on the Plan of Whitland Realty Company's Subdivision, as of record in Plat Book 332, Page 141, Register's Office for said County.

Said part of said lot fronts 90 feet on the northerly side of Bowling Avenue, now called Whitland Avenue, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to THE WHITLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SHERRI S. STOWE, of record in Instrument No. 20220915-0103068, dated September 15, 2022, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 14th day of June, 2024.

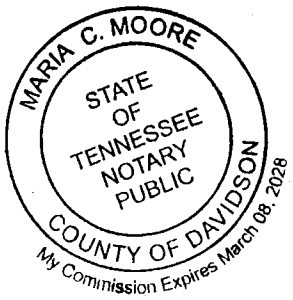
GRANTOR:
THE WHITLAND LLC,
a Tennessee limited liability company

By: Bronson Lankford
Title: Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared Bronson Lankford, the Sole Member of The Whitland LLC, a Tennessee limited liability company, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of The Whitland LLC, a Tennessee limited liability company and that he, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 14th day of June, 2024.



NOTARY PUBLIC
My Commission Expires: 3-8-2028
[Affix Seal]

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Mary Charles Davis, 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 14, 2024 (date of document).

Mary Charles Davis
Affiant Signature

6-14-2024
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of June, 2024

Maria C Moore
Notary's Signature

MY COMMISSION EXPIRES: 3-8-2028

NOTARY'S SEAL

