This instrument prepared by and after recording return to:

Polsinelli PC
501 Commerce Street, Suite 1300
Nashville, Tennessee 37203
Attn: Brittany S. Macon, Esq.

Karen Johnson Davidson County
Batch# 1152911 DEEDWARRSP
07/01/2024 09:37:30 AM 6 pgs
Fees: $33.00 Taxes: $40,700.00
20240701-0049170

SPECIAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Aventura Community Schools Attn: Natalie Morosi 3010 Tuggle Avenue Nashville, TN 37211	Same as New Owner	134 00 0 270.00 134 00 0 283.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **OP 490 METROPLEX PROPERTY, LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **AVENTURA COMMUNITY SCHOOLS,** a Tennessee nonprofit corporation (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property being improved and commonly known as 490 & 520 Metroplex Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons lawfully claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of June, _____, 2024.

GRANTOR:

OP 490 METROPLEX PROPERTY, LLC,
a Tennessee limited liability company

By: Oak Point Properties, LLC,
a Tennessee limited liability company,
its Manager

By: _____
Name: James Granberry
Its: Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Granberry, the Manager of OP 490 METROPLEX PROPERTY, LLC, a Tennessee limited liability company, the within-named Grantor, 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 expressed and contained, by signing the name of James Granberry as such Manager.

Witness my hand and official seal this 21st day of June, 2024.

_____
Notary Public

My Commission Expires:
October 4, 2027

STATE OF TN

COUNTY OF Davidson

CHRISTY YORK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

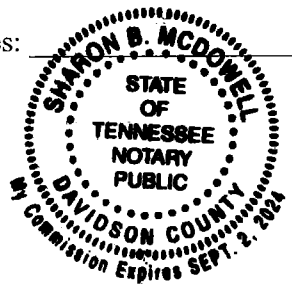
I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $11,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: _____



95566273.3

EXHIBIT "A"

Legal Description

Tract 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10, ON THE PLAN OF SECTION EIGHT, METROPLEX, OF RECORD IN BOOK 6200, PAGE 317, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Tract 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11A, ON THE PLAN OF METROPLEX, SECTION ELEVEN, OF RECORD IN BOOK 6900, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO OP 490 METROPLEX PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM HCA REALTY, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20210406-0045214, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Exceptions

1. Real property taxes for the year 2024, a lien, not yet due or payable.

2. Plan of record in Book 5200, Page 308 and Book 5200, Page 309, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6200, Page 317, Register's Office for Davidson County, Tennessee.

4. Plan of record in Book 6900, Page 362, Register's Office for Davidson County, Tennessee.

5. Grant of Easement by and between J.C. McCord and wife, Blanche Vivian McCord and City of Nashville, acting by and through the Electric Power Board of The City of Nashville, of record in Book 2544, Page 229, in the Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage by and between Ervin M. Entrekin, Trustee, and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4435, Page 50, in the Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement by and between Alex S. Palmer and The Metropolitan Government of Nashville and Davidson County, of record in Book 6875, Page 939.

8. Grant of Overhead Line Easement by and between Alex S. Palmer and Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Book 6976, Page 228, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage by and between Alex S. Palmer and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8085, Page 444, in the Register's Office for Davidson County, Tennessee.

10. Access and Parking Easement Agreement by and between HCA Realty, Inc., a Tennessee corporation, and Delpres Nashville, LLC, of record in Instrument No. 200512270154467, in the Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage by and between First American National Bank and The Metropolitan Government of Nashville and Davidson County of record in Book 10422, Page 240, in the Register's Office for Davidson County, Tennessee.

12. Cross-Easement Agreement by First American National Bank, a national banking association, of record in Book 7729, Page 485, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 06.21.2024 (date of document).

Affiant Signature

07.01.2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-24-2025

NOTARY'S SEAL

