Karen Johnson Davidson County
Batch# 1153822 DEEDWARRSP
07/02/2024 02:01:30 PM 8 pgs
Fees: $43.00 Taxes: $34,040.00
20240702-0049985

FROM: ANDERSON, YATES AND ANDERSON, a joint venture

TO: QUALITY NASHVILLE, L.L.C., a Tennessee limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Quality Nashville, L.L.C. 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215 Attention: John Ditto	SAME	094-00-0-152.00

THIS INSTRUMENT PREPARED BY: Holland & Knight, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,200,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2024.

Notary Public

My Commission Expires: 2.24.2025

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 1st day of July, 2024, by and between **ANDERSON, YATES AND ANDERSON**, a joint venture (hereinafter referred to as "Grantor"), and **QUALITY NASHVILLE, L.L.C.**, a Tennessee limited liability company (hereinafter referred to as "Grantee").

W I T N E S S E T H :

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

ANDERSON, YATES & ANDERSON,
a joint venture

By: Roger Yates
Roger Yates, Joint Venturer

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Roger Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of Anderson, Yates & Anderson, a joint venture, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a Joint Venturer.

Witness my hand, at office, this 1 day of July, 2024.

Notary Public

My Commission Expires: _____

[Signatures Continue on Following Page]

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

By: Charles Edwin Anderson
Charles Edwin Anderson, Joint Venturer

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles Edwin Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of Anderson, Yates & Anderson, a joint venture, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as a Joint Venturer.

Witness my hand, at office, this 1 day of July, 2024.

Notary Public

My Commission Expires: _____

[Signatures Continue on Following Page]

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

Eddie Anderson, Joint Venture by
By: Charles Edwin Anderson, his Attorney in Fact
Eddie Anderson, Joint Venturer, by Charles
Edwin Anderson, his Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles Edwin Anderson, Attorney-in-Fact for Eddie Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of Anderson, Yates & Anderson, a joint venture, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Attorney-in-Fact for the Joint Venturer.

Witness my hand, at office, this 1 day of July, 2024.

Notary Public

My Commission Expires: _____

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON

EXHIBIT A

LEGAL DESCRIPTION

Being Lot No. 1, Section 21, River Hills Industrial Park, of record in Book 5210, Page 264, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anderson, Yates & Anderson, as of record in Deed Book 6395, Page 503, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for the year 2024 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5210, Page 264, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6479, Page 229, Register's Office for Davidson County, Tennessee.

4. Memorandum of Lease and Notice of Assignment Thereof of record in Book 6911, Page 452, Register's Office for Davidson County, Tennessee.

5. Matters shown on that certain ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., dated May 2, 2024, last revised June 24, 2024, and designated as Job No. 24039.

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 07.01.2024 (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: 1-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY