Karen Johnson Davidson County
Batch# 1172406 DEEDWARRSP
08/21/2024 08:07:30 AM 6 pgs
Fees: $33.00 Taxes: $32,375.00
20240821-0064014

This Instrument Prepared By:
Hannah K. V. Cassidy
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Drakes Creek LEC, LLC 4121 Clarksville Pike, Suite 9 Nashville, TN 37218	Drakes Creek LEC, LLC 4121 Clarksville Pike, Suite 9 Nashville, TN 37218	03300012300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eight Million Seven Hundred Fifty Thousand and No/100 Dollars ($8,750,000.00).

JENNIFER WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of August, 2024.

Notary Public

My Commission Expires: 9-2-24

For and in consideration of the sum of Eight Million Seven Hundred Fifty Thousand and No/100 Dollars ($8,750,000.00), the receipt and sufficiency of which are hereby acknowledged, **204 SAFE HARBOR DRIVE, LLC**, a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DRAKES CREEK LEC, LLC**, a Tennessee nonprofit limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 204 Safe Harbor Drive, Goodlettsville, TN 37072.

4869-5471-2520

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns in fee simple forever.

Grantor does covenant with Grantees that Grantors is lawfully seized and possessed of the Property in fee simple and Grantors has a good right to convey the Property.

Grantor further covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming title against all acts of the Grantor herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my/our hand(s) this 20th day of August, 2024.

204 SAFE HARBOR DRIVE, LLC, a
Delaware limited liability company

By: _____
Name: Peter Schofel
Title: Authorized Signatory

NEW JERSEY
STATE OF ~~TENNESSEE~~)
COUNTY OF ESSEX)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Peter Schofel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **AUTHORIZED SIGNATORY** of **204 SAFE HARBOR DRIVE, LLC**, a Delaware limited liability company, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as the Authorized Signatory of 204 Safe Harbor Drive, LLC.

Witness my hand and official seal at office ~~in~~ Livingston, New Jersey, this 12th day of August, 2024.

_____
Notary Public

My Commission expires: 11/12/2025

CATHERINE E. MOONEY
NOTARY PUBLIC OF NEW JERSEY
Commission # 50143313
My Commission Expires 11/12/2025

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, as shown on the map entitled Rivergate Acres Limited, of record in Plat Book 6250, Page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to 204 Safe Harbor Drive, LLC, a Tennessee limited liability company from Rivergate Acres Partnership, L.P., a Tennessee limited partnership by Special Warranty Deed dated December 20, 2011 and Recorded as Instrument No. 20111221-0099560, said Register's Office. 204 Safe Harbor Drive, LLC, a Tennessee limited liability company was converted to a Delaware limited liability company, pursuant to Memorandum of LLC Conversion of record as Instrument No. 20220104-0001201, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. General or special taxes and assessments for 2024 and subsequent years;

2. Matters shown on the plat of Rivergate Acres Limited of record in Plat Book 6250, Page 205, said Register's Office.

3. Deed of Dedication to Madison Suburban Utility District of Davidson County of record in Book 6636, Page 832, said Register's Office.

4. Easements for Transmission Lines of record in Book 1153, Page 652, Book 3223, Page 325 and Book 3223, Page 327, said Register's Office.

True Copy Certification

I, Sandra Meeker, 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 August 12, 2024.

Affiant Signature

8/19/24
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19th day of August, 2024.

Notary's Signature

My Commission Expires: 11/2/2026

Notary Seal

