Karen Johnson Davidson County
Batch# 1173033 DEEDWARRSP
08/21/2024 02:39:30 PM 8 pgs
Fees: $43.00 Taxes: $6,105.00
20240821-0064365

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
LUP 7 PARTNERS III LLC 205 Van Buren St. Nashville, TN 37208 Attn: Luke Searcy	SAME	Map and Parcel: 106-07-0-027.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, 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, **TRUITT ELLIS,** Individually, **BAURLE PROPERTIES, GP,** a Tennessee general partnership, **and RIVERSIDE PARK, GP,** a Tennessee general partnership (the "Grantors"), herein this day have bargained and sold, and do hereby transfer and convey unto **LUP 7 PARTNERS III LLC,** a Tennessee limited liability company (the "Grantee"), the terms "Grantors" 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 unimproved 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").

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

Grantors covenant that they are 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.

Grantors further warrant that the above described property is not, nor has it ever been, the principal place of residence of Grantors or any spouse of Grantors.

Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its and assigns, against all persons claiming under Grantors, but not further or otherwise.

Witness my hand this 19th day of August, 2024.

GRANTORS:

TRUITT ELLIS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared TRUITT ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 16th day of August, 2024.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2025

Notary Public

My Commission Expires: 11/3/2025

BAURLE PROPERTIES, GP, a Tennessee general partnership

By: _____
ERIC BAURLE

Title: Managing Partner

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, a Notary Public, personally appeared ERIC BAURLE, 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 Managing Partner of BAURLE PROPERTIES, GP, a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership in his capacity as Managing Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of August, 2024.



_____
Notary Public

My Commission Expires: 11/3/2025

RIVERSIDE PARK GP, a Tennessee general partnership

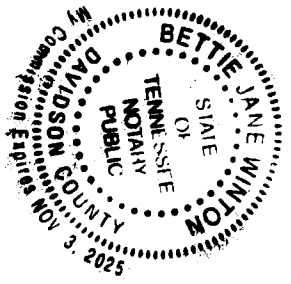
By: _____
TONY HARRIS

Title: Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public, personally appeared TONY HARRIS, 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 Partner of RIVERSIDE PARK, GP, a Tennessee general partnership, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership in his capacity as Partner.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of August, 2024.



_____
Notary Public

My Commission Expires: 11/3/2025

STATE OF TENNESSEE

COUNTY OF Davidson

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $1,650,000.00.

AFFIANT

Subscribed and sworn to before me this 19 day of August, 2024.

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greystone Motel and Trailer Park of record in Plat Book 4955, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Truitt Ellis, Baurle Properties, GP, a Tennessee general partnership, and Riverside Park Partners, a Tennessee general partnership, from 710 Hill Partners, GP, a Tennessee general partnership, by Quitclaim Deed of record in record in Instrument No. ___202408210064364_____, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4955, Page 44 and Plat Book 161, Page 32, Register's Office for Davidson County, Tennessee.

3. Reservation for sewer easement set out in Deed of record in Book 4892, Page 318, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 19, 2024 (date of document).

Patrick A Bennett

Affiant Signature

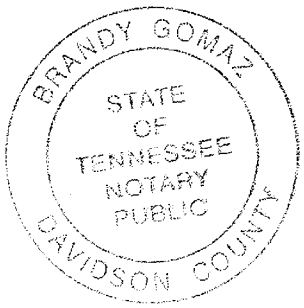
August 21, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 20 24.



Brandy Gomaz

Notary's Signature

My Commission Expires: 5/5/25