This instrument prepared by and after recording return to:

Firsel Ross Gussis & Alexander LLC
10 Parkway North Blvd., STE 110
Deerfield, IL 60015
Attn: Margaret Gienko, Esq.

Karen Johnson Davidson County
Batch# 1181242 DEEDWARRSP
09/13/2024 08:21:30 AM 6 pgs
Fees: $33.00 Taxes: $12,950.00
20240913-0070599

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
2003 STRAIGHTWAY LLC 139 Tennyson Drive Short Hills, NJ 07078	2003 STRAIGHTWAY LLC 139 Tennyson Drive Short Hills, NJ 07078	Parcel No. 072-14-0-387.00

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, **2003 EAST LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **2003 STRAIGHTWAY LLC,** a Tennessee limited liability company (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").

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 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 11th day of September, 2024.

GRANTOR:

2003 EAST LLC,
a Tennessee limited liability company

By: _____
Name: Jonathan Cohen
Its: Manager

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan Cohen, as Manager of 2003 East LLC, 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 or she executed the foregoing instrument for the purposes therein expressed and contained, by signing his or her name.

Witness my hand and official seal this 9th day of September, 2024.

My Commission Expires:

09-27-2027.

_____
Notary Public

Jennifer Denise Ariff
Notary Public, State of New York
Reg. No. 01AR6398269
Qualified In Queens County
Commission Expires 09/27/2027

[*Affidavit of Consideration Follows*]

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,500,000.00, 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 6 day of Sept, 2024.

NOTARY PUBLIC

My Commission Expires: 08/02/2025

Justin D. Oh
Notary Public
New Jersey
My Commission Expires 08-02-2025
No. 2398863

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 13 to 20 inclusive, on the unrecorded map of the subdivision known as Elbon, being a subdivision of the W. S. Noble Tract, and described according to a copy of a survey made by Watkins & Murray, Surveyors, January 5, 1949 as follows:

Beginning at a point in the northerly margin of Straightway Avenue, at a concrete monument, the common corner of Lots 1 and 20 said plan; thence easterly along the northerly margin of said Avenue, 170.8 feet to the westerly margin of Pennington Avenue; thence with the margin of same northerly 453.4 feet to a point, the common corner of Lots 12 and 13; thence with the line between said lots westerly 170 feet to the corner of said lots and of lots 8 and 9; thence with the west or rear line of lots 13 and 20, inclusive, southerly 435.4 feet to the beginning.

TOGETHER WITH that portion of Pennington Avenue included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 69-751 filed in the County Court Clerk's Office for said County. For further reference see quitclaim deed of record in Book 11204, page 769, said Register's Office.

Being the same property conveyed to 2003 EAST LLC, a Tennessee limited liability company, by deed from JOHN G. COLLEY, UNMARRIED, of record as Instrument No. 20180604-0052991 and Instrument No. 20180604-0052992, dated May 31, 2018, said Register's Office.

Exhibit "B"

Permitted Exceptions

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

Certificate of Authenticity

I, Seth A. Dearinger, 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 September 11, 2024.

Date

Affiant Signature

Sept. 12, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of September, 2024.

Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY