Prepared By and Returnable to:
Spencer Fane LLP (sjm)
511 Union Street, Suite 1000
Nashville City Center
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1183490 DEEDTRS
09/19/2024 09:47:30 AM 14 pgs
Fees: $73.00 Taxes: $79,920.00
20240919-0072557

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
LAFAYETTE AND PATTERSON LENDER LLC 520 Madison Avenue, Suite 3501 New York, NY 10022	**New Owner**	Map/Parcel 093-10-0-219.00 Map/Parcel 093-14-0-464.00 Map/Parcel 093-10-0-221.00 Map/Parcel 092-12-0-125.00 Map/Parcel 092-12-0-126.00 Map/Parcel 092-12-0-127.00 Map/Parcel 092-12-0-128.00

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments provided for and made in a Deed of Trust dated April 1, 2022, executed by HAMATE-LAFAYETTE LP, a Tennessee limited partnership, and PATTERSON STREET, LP, a Tennessee limited partnership, to Old Republic Title Company of Tennessee, Trustee, of record in Instrument No. 20220407-0040738, Register's Office for Davidson County; and

WHEREAS, LAFAYETTE AND PATTERSON LENDER LLC, a Delaware limited liability company, the owner and holder of the Indebtedness secured by said Deed of Trust replaced said Trustee by naming Sam J. McAllester III, and Gregory G. Vick, as Substitute Trustees by an instrument of record in Instrument No. 20240801-0058535, Register's Office for Davidson County, Tennessee, and authorized any one of the Substitute Trustee's to act alone or by a Designated Agent with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, in his capacity as Substitute Trustee and not Individually ("Substitute Trustee"), caused to be published a Foreclosure Sale Notice in accordance with the provisions of said Deed of Trust and applicable law, providing notice and advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Tuesday, September 17, 2024 at the Front Door on the steps of the Metro Nashville Courthouse, 1 Public Square, Nashville, Davidson County 37201, to be knocked off and sold to the highest, best, and last bidder for cash, pursuant to the terms and conditions of the Deed of Trust and the Foreclosure Sale Notice; and

WHEREAS, Sam J. McAllester, Substitute Trustee personally appeared (or appeared by Designated Agent) and offered said Property (as herein defined) for sale at public outcry and the highest, best, and last bid received was the sum of $21,600,000.00 by LAFAYETTE AND PATTERSON LENDER LLC, a Delaware limited liability (hereinafter referred to as the "Buyer") and said Property was knocked off and sold to the Buyer.

NOW, THEREFORE, in consideration of the premises and sum of Twenty-One Million Six Hundred Thousand and 00/100 Dollars ($21,600,000.00) cash in hand paid by the Buyer, Substitute Trustee has this day bargained and sold and, by the premises, does transfer and convey to Buyer, its successors and assigns, the title and interest that Substitute Trustee has the right to sell and convey under the Deed of Trust in a certain tracts or parcels of land situated in Davidson County, Tennessee (collectively and separately the "Property"), and described as follows:

DESCRIPTION OF LAFAYETTE PREMISES

Tract I:

(Map/Parcel 093-10-0-219.00)

(509 Lea Avenue, Nashville, Tennessee 37203)

Being parts of Lots 81 and 82 on the plan of Barrow Grove, together with an alley known as Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Lea Avenue, formerly South Union Street, being 8 feet West of the Northwest corner of said Lot No. 81, thence Southerly 186 feet, more or less, to a point 8 feet West of the Northwest corner of the property conveyed to W.M. Liddon by deed from W.B. Ferriss and others, of record in Book 1357, Page 345, Register's Office for Davidson County, Tennessee, thence Eastwardly 88 feet, more or less, to the Southwest corner of the T.F. Saltsman Lot, running thence with his Westerly line Northerly to the Southerly margin of Lea Avenue, thence with the Southerly margin of Lea Avenue Westerly 106 feet, more or less, to the beginning.

LAND DESCRIPTION PER SURVEY

TAX MAP 093-10 PARCEL 219

RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC N: 663,451.87', E: 1,739,795.82') marking the centerline of Bucks Alley (closed) common corner with Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00) of the southern right of way for Lea Avenue thence with said line South 82 Degrees 36 Minutes 11 Seconds, 99.97 feet common corner with Tax Map 093-10 Parcel 219.00;

Thence with said line South 28 Degrees 57 Minutes 17 Seconds East, 122.23 feet to a point in the line of (Tax Map 093-10 Parcel 464.00)

Thence with said line South 62 Degrees 50 Minutes 29 Second West, 84.99 feet to point in the line Toni C. Eaton and husband James Kenneth Eaton, SR recorded in Deed Instrument Number 20180904-0087181 in the Davidson County Register of Deeds Office Tennessee (Tax Map 093-10 Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 178.87 feet to the point of beginning.

Said parcel containing 12,522.19 square feet, more or less or 0.29 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.

Being part of the property conveyed to Hamate-Lafayette, LP by deed from Hamate-Lafayette Development Partners, LLC of record in Instrument No. 20220407-0040737, Register's Office of Davidson County, Tennessee.

Tract II:

(Map/Parcel 093-14-0-464.00)

(500 Lafayette Street, Nashville, Tennessee 37203)

Being parts of Lots 82, 83, 84 and 85 on the plan of Barrow Grove and that part of Buck's Alley, now closed, as of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee.

Beginning at a point in the West margin of 5th Avenue South, 30 feet South of the Northeast corner of Lot No. 82, running thence with the West margin of said Avenue, Southwardly 152 feet to a point; thence around a curve to the right, with a radius of 45 feet, a distance of 110 feet to a point in the North margin of Lafayette Street, as extended; thence with the same, Northwestwardly 212 1/2 feet, thence Northwardly 23 feet, thence Eastwardly 218 feet to the beginning.

LAND DESCRIPTION PER SURVEY

TAX MAP 093-10 PARCEL 464.00

PROJECT NUMBER 21-0378

Beginning at point in the western right of way 5th Avenue South common corner with Tax Map 09310-221.00, being located South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet from a set mag nail with RSA washer marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5th Avenue; thence with the western right of way off 5th Avenue; Thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 146.16 feet to a set mag nail with RSA washer the beginning of a curve concave northwesterly, said curve has a radius of 44.99 feet;

Thence southwesterly along said curve through a central angle of 140 Degrees 09 Minutes 44 Seconds, an arc distance of 110.06 feet and bearing direction of South 42 Degrees 53 minutes 12 Seconds West, chord distance 84.60 feet to a set mag nail with RSA washer in the northern right of way for Lafayette Street; Thence with said line North 67 Degrees 04 Minutes 09 Seconds West, 211.02 feet to a set mag nail with RSA washer common corner with Toni C. Eaton and Kenneth James, Sr. recorded in Quitclaim Deed Instrument Number 20180904-00871871 in the Davidson County Register of Deeds Tennessee (Tax Number Map 093-10, Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 13.17 feet to a point common corner with Tax; Map 093-10 Parcel 21.9; Thence with said line North 62 Degrees 50 Minutes 29 Seconds East, 84.99 common corner with Tax Map 0930-10 Parcel 221.00;

Thence with said line North 62 Degrees 50 Minutes 29 Seconds East, 130.00 feet to the point of beginning. Said parcel containing 27.337.64 square feet, more or less or 0.63 acres, more or less Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.

Being part of the property conveyed to Hamate-Lafayette, LP by deed from Hamate-Lafayette Development Partners, LLC of record in Instrument No. 20220407-0040737, Register's Office of Davidson County, Tennessee.

Tract III:

(Map/Parcel 093-10-0-221.00)

(601 Rep. John Lewis Way, Nashville, Tennessee 37203)

Land in Davidson County, Tennessee, being part of Lots 81 and 82 in Barrow Grove Plan of Lots, of record in Book "S", Page 279, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of Fifth Avenue South, formerly Summer Street and Lea Avenue, formerly South Union Street; thence with the Southerly margin of Lea Avenue Westwardly 162.5 feet to the center of the fence between this lot and a lot sold. by D.C. Love to J.C. Fowler; thence with said fence Southerly 125.5 feet to the center of the fence or line of the lot where Judge John C. Ferriss formerly lived; thence with said fence Easterly 130 feet to the Westerly margin of Fifth Avenue South; thence with said margin Northerly 30 feet to the beginning.

LAND DESCRIPTION PER SURVEY
TAX MAP 093.10 PARCEL 221.00
RSA PROJECT NUMBER 21-0378

Beginning at a set mag nail with RSA washer (SPC: N: 663418.08', E: 1,740,026.11) marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5th Avenue South; thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 30.00 feet to a point common corner with Tax Map 093-10, Parcel 464;

Thence with said line South 62 Degrees 50 Minutes 29 Seconds West, 130.00 feet to a point common corner with Tax Map 093-10, Parcel 219.00;

Thence with said line North 28 Degrees 57 Minutes 17 Seconds West, 122.23 feet to a point in the southern right of way for Lea Avenue;

Thence with said line South 82 Degrees 36 minutes 11 Seconds East, 162.50 feet to the point of beginning:

Said parcel containing 9,948.46 square feet, more or less or 0.23 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022

Being part of the property conveyed to Hamate-Lafayette, LP by deed from Hamate-Lafayette Development Partners, LLC of record in Instrument No. 20220407-0040737, Register's Office of Davidson County, Tennessee.

SURVEY DESCRIPTION:
(TAX PARCELS 219, 221 AND 464)
LAND DESCRIPTION PER SURVEY

Beginning at a set mag nail with RSA washer marking the point of intersection of the southern right of way for Lea Avenue and the western right of way off 5th Avenue South thence with said line South 27 Degrees 09 Minutes 28 Seconds East, 176.16 feet to a set mag nail with RSA washer the beginning of a curve concave northwesterly, said curve has a radius of 44.99 feet;

Thence southwesterly along said curve through a central angle of 140 Degrees 09 Minutes 44 Seconds, an arc distance of 110.06 feet and bearing direction of South 42 Degrees 53 minutes 12 Seconds West, chord distance 84.60 feet to a set mag nail with RSA washer in the northern right of way for Lafayette Street;

Thence with said line North 67 Degrees 04 Minutes 09 Seconds West, 211.02 feet to a set mag nail with RSA washer common corner with Toni C. Eaton and Kenneth James, Sr. recorded in Quitclaim Deed Instrument Number 20180904-00871871 in the Davidson County Register Deeds Tennessee (Tax Number Map 093-10, Parcel 217.00, 218.00 and 463);

Thence with said line North 27 Degrees 31 Minutes 59 Seconds West, 192.05 feet to a set mag nail with RSA washer in the southern right of line of Lea Avenue;

Thence with said line South 82 Degrees 36 Minutes 11 Seconds East, 262.47 feet to the point of beginning.

Said parcel containing 49,808.55 square feet, more or less or 1.14 acres, more or less Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004. (SR. Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated December 14, 2021 REVISED March 30, 2022.

Being the same property conveyed to Hamate-Lafayette, LP by deed from Hamate-Lafayette Development Partners, LLC of record in Instrument No. 20220407-0040737, Register's Office of Davidson County, Tennessee.

DESCRIPTION OF PATTERSON PREMISES

Tract IV:

(Map/Parcel 092-12-0-125.00)

(0 Patterson Street, Nashville, Tennessee 37203)

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 308 on the Map of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lot No. 308 fronts 50 feet on the Southerly side of Patterson Street and Runs back between parallel lines 170 feet to an alley.

SURVEY DESCRIPTION

SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 308 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave. N; thence along the south right of way line of Patterson St the following three (3) calls: I) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; 2) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail; 3) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.0.0 feet to a mag nail and being the **POINT OF BEGINNING;** thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 49.91 feet to an iron rod marking a common corner of property now or formerly belonging to G.G. Waggoner, JR (DB 19991207 0300370); thence leaving the south right of way line of Patterson St and with the line of Waggoner, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence leaving the line of Waggoner and with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 49.91 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Being part of the real property conveyed to Patterson Street Partners, LLC by deed from Beau, LLC of record in Instrument No. 20220407-0040736 in the Register's Office of Davidson County, Tennessee.

Tract V:

(Map/Parcel 092-12-0-126.00)

(1641 Patterson Street, Nashville, Tennessee 37203)

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 309 and 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

SURVEY DESCRIPTION

SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 309 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St the following two (2) calls: 1) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; 2) North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail and being the **POINT OF BEGINNING;** thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to an iron rod; thence leaving the south right of way line of Patterson St, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Being part of the real property conveyed to Patterson Street Partners, LLC by deed from Beau, LLC of record in Instrument No. 20220407-0040736 in the Register's Office of Davidson County, Tennessee.

Tract VI:

(Map/Parcel 092-12-0-127.00)

(1643 Patterson Street, Nashville, Tennessee 37203)

Land being in Davidson County, Tennessee, being described as follows:

Being Lot No. 310 on the Plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

Said Lots Nos. 309 and 310 adjoins and front together 100 feet on the Southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

SURVEY DESCRIPTION

SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 310 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

COMMENCING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod and being the **POINT OF BEGINNING;** thence continue along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a mag nail; thence leaving the south right of way line of Patterson St, South 30 Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail; thence leaving the north right of way line of Alley No. 377, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Being part of the real property conveyed to Patterson Street Partners, LLC by deed from Beau, LLC of record in Instrument No. 20220407-0040736 in the Register's Office of Davidson County, Tennessee.

Tract VII:

(Map/Parcel 092-12-0-128.00)

(310 17th Avenue, Nashville, Tennessee 37203)

Beginning at an iron pin set at the intersection of the Southern right-of-way line of Patterson Street (having a 50 foot wide right-of-way) with the Eastern right-of-way line of 17th Avenue North (having a 50 foot wide right-of-way), said point being the Northwestern corner of the herein described property; thence with the Southern right-of-way of Patterson Street North 31 degrees 55 minutes 54 seconds East a distance of 50.00 feet to an iron pin set, said point being the Northwest corner of the land belonging to James R. Hillin & wife shown on Tax Map 92-12, as Parcel 127.00, of record in Deed Book 5809, Page 182, Register's Office of Davidson County, Tennessee, and the Northeast corner of the herein described property; thence with Hillin's Western line South 58 degrees 03 minutes 29 seconds East a distance of 170.00 feet to an iron pin set in the Northern right-of-way line of Alley #377 (having a 15 foot wide right-of-way), said point being the Southwest corner of Hillin and the Southeast corner of the herein described tract; thence with the Northern right-of-way of Alley #377 South 31 degrees 55 minutes 54 seconds West a distance of 50.00 feet to an iron pin set in the Eastern right-of-way of 17th Avenue North, said point being the Southwest corner of the herein described property; thence with the Eastern right-of-way of 17th Avenue North, North 58 degrees 03 minutes 29 seconds West a distance of 170.00 feet to the point of beginning containing 8,500 square feet or 0.195 acres, more or less, according to a survey by Adams and Company Surveyors, Edward L. Adams, Registered Land Surveyor, Tennessee License No. 1139, 783 Old Hickory Boulevard, Suite 102 East, Brentwood, Tennessee 37027, dated June 29, 2006, last revised July 20, 2006, bearing File No. 200671ALTA.DGN. Also being Lot 311 of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office of Davidson County, Tennessee.

SURVEY DESCRIPTION

SITUATED within the 21st Council District of Davidson County, Tennessee and being all of Lot 311 on the Plan of John Boyd Home Place, as of record in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee and being more particularly bounded and described as follows:

BEGINNING at a mag nail on the south right of way line of Patterson St and the east right of way line of 17th Ave N, located South 75 Degrees 55 Minutes 33 Seconds East, a distance of 37.33 feet from the centerline intersection of Patterson St & 17th Ave N; thence along the south right of way line of Patterson St, North 59 Degrees 10 Minutes 33 Seconds East, a distance of 50.00 feet to a 1/2" iron rod; thence leaving the south right of way line of Patterson St, South 30

Degrees 49 Minutes 27 Seconds East, a distance of 170.00 feet to a mag nail on the north right of way line of Alley No. 377; thence with the north right of way line of Alley No. 377, South 59 Degrees 10 Minutes 33 Seconds West, a distance of 50.00 feet to a mag nail on the east right of way line of 17th Ave N; thence leaving the north right of way line of Alley No. 377 and with the east right of way line of 17th Ave N, North 30 Degrees 49 Minutes 27 Seconds West, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing 8,500 sf or 0.195 acres more or less.

Being part of the real property conveyed to Patterson Street Partners, LLC by deed from Beau, LLC of record in Instrument No. 20220407-0040736 in the Register's Office of Davidson County, Tennessee.

The street address of the Property are believed to be accurate, but such addresses are not part of the legal description of the Property. In the event of any discrepancy, the Legal Description herein shall control. The Legal Description is drawn from recorded documents or provided by third parties, and the Substitute Trustee makes no warranty or representation regarding the accuracy of the Legal Description.

To have and to hold the said Property with the appurtenances, estate, title and interest thereto belonging to the Buyer, its successors and assigns, forever.

The Substitute Trustee covenants with the said Buyer that he is lawfully seized and possessed of said Property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, in his capacity as Substitute Trustee, has a good right to sell and convey the same subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any Deeds of Trust, liens, claims, and encumbrances that may take priority over the Deed of Trust. This sale is also subject to any matter that inspection and/or an accurate survey of the Property might disclose.

The Substitute Trustee, and not Individually, further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said Property to the Buyer, its successors and assigns, against the lawful claims of any person claiming by or through him as Substitute Trustee, but no further or otherwise, it being the intention of the Substitute Trustee to convey to Buyer no greater title in the subject Property than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

THIS PROPERTY IS SOLD "AS IS," "WHERE IS" AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS SOLD WITHOUT ANY IMPLIED

WARRANTIES OR MERCHANTABILITY, CONDITION, OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

Substitute Trustee makes no covenant of seisin, marketability of title, or warranty of title, express or implied. Substitute Trustee sells and conveys the subject Property by this Trustee's Deed as Substitute Trustee only, and not individually.

WITNESS my hand this 17th day of September, 2024.

Sam J. McAllester, III, Substitute Trustee, and not Individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Sam J. McAllester, III, Substitute Trustee and not Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 17th day of September, 2024.

NOTARY PUBLIC

My Commission Expires:

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 08, 2028

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,600,000.00.

AFFIANT

Subscribed and sworn before me on this 17th day of September, 2024.

NOTARY PUBLIC

My Commission Expires:

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 08, 2028

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, do hereby make oath that I am a licensed attorney (Tennessee Bar #3461) 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 17, 2024 (date of document).

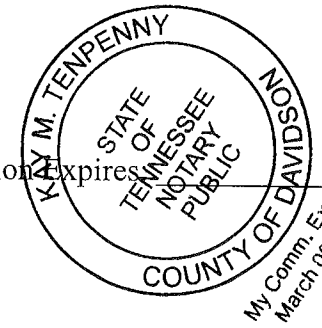
Affiant Signature

Date: September 17, 2024

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of September, 2024.



Notary's Signature

My Commission Expires _____.