Karen Johnson Davidson County
Batch# 1185106 DEEDWARRSP
09/23/2024 02:07:30 PM 7 pgs
Fees: $38.00 Taxes: $10,545.00
20240923-0073677

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
800 Main Development Partners, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Andy Neuman	Map-Par. No. 082-16-0-067.00	800 Main Development Partners, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Andy Neuman

This instrument prepared by: Bradley Arant Boult Cummings LLP (JRG)
1221 Broadway, Suite 2400, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LEIGH-LAND STABLES LLC, a Tennessee limited liability company, and MILDRED HUDGINS REALTY, LLC, a Tennessee limited liability company (collectively, the "Grantor"), has bargained and sold, and by these presents transfers and conveys to 800 MAIN DEVELOPMENT PARTNERS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on **Exhibit B**, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is improved property located at 823 Woodland Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00.

Affiant

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 20th day of September, 2024.

Brandy Catalanotto
Notary Public
My Commission Expires: 11/8/27

persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 19 day of September, 2024.

GRANTOR:

LEIGH-LAND STABLES LLC

By: Jeana Hein
Name: Jeana Hein
Title: Chief Manager

MILDRED HUDGINS REALTY, LLC

By: Jeana Hein
Name: Jeana Hein
Title: Chief Manager

[NOTARIES ON FOLLOWING PAGE]

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, J. J. Dillingham a Notary Public within and for said State and County, duly commissioned and qualified, 11/03/2021, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Chief Manager of LEIGH-LAND STABLES LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by him/herself as such Chief Manager.

Witness my hand seal at office this 19 day of September, 2024.

J. J. Dill
Notary Public

My Commission Expires: 11/03/2025

J. J. DILLINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, J. J. Dillingham, a Notary Public within and for said State and County, duly commissioned and qualified, 11/03/2021, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the Chief Manager of MILDRED HUDGINS REALTY, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Chief Manager, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by him/herself as such Chief Manager.

Witness my hand seal at office this 19 day of September, 2024.

J. J. Dill
Notary Public

My Commission Expires: 11/03/2025

J. J. DILLINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

[END OF SIGNATURES]

EXHIBIT A

DESCRIPTION OF PROPERTY

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book I, Page 13, of the Chancery Court at Nashville.

Said Lot No. 29 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines, with the westerly margin of 9th Street, 170 feet to an alley.

Tract No. 2:

Being Lot No. 28 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book I, Page 13, Chancery Court at Nashville.

Said Lot No. 28 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines, 170 feet to an alley.

This being the same property conveyed to Leigh-Land Stables, LLC as to 49.5% interest and Mildred Hudgins Realty, LLC, as to 50.5% interest by Quitclaim Deed from THH Realty, LLC of record in Instrument No. 20130722-0075220 Register's Office for Davidson County, Tennessee, dated June 13, 2013 and recorded on July 22, 2013.

EXHIBIT B

PERMITTED ENCUMBRANCES

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

2. Matter shown on Plan of record in Plat Book I, Page 13, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 19, 2024 (date of document).

Affiant Signature

September 19, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON