Karen Johnson Davidson County
Batch# 1194983 DEEDWARRSP
10/17/2024 10:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241017-0080574

Taxes on $783,520.00 were paid on Instrument No. 20241014-0079509.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CORRECTIVE SPECIAL WARRANTY DEED

NOTARY SEAL	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transaction is $783,520.00. Affiant Subscribed and sworn to before me, this the 15th day of October, 2024. Notary Public My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
LOCKELAND LAW GROUP
204 S 11th St, Nashville, TN 37206

Address of New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
803 Floret Drive Palm Beach Gardens, FL 33410	New Owner	093090G29500CO

This Instrument is being executed and recorded to correct that Warranty Deed of record at Instrument No. 20241014-0079509, dated October 3, 2024, recorded October 14, 2024, Register's Office of Davidson County, Tennessee, which incorrectly stated the Unit Number in the granting clause. The below granting clause reflects the correct Unit Number that was intended to be the Unit Number in that Instrument.

STATE OF TENNESSEE§
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF DAVIDSON §

THAT, **NASHVILLE GULCH PII JV HOLDINGS,** a Delaware general partnership ("**Grantor**"), the owner of Unit 2808, of The Pullman Condominiums, a condominium regime (the "**Residence**"), created under and pursuant to that certain Declaration of Condominium Regime for The Pullman Condominiums recorded as Document No. 20240715-0053179, with the Register of Deeds of Davidson County, Tennessee, for and in consideration of good and valuable consideration paid by

SMAX II, LLC, a Florida limited liability company(whether one or more, "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee the property, situated in Davidson County, Tennessee, and being described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with an undivided interest, appurtenant to the Residence, in and to the Common Elements (as defined on Exhibit "A" attached hereto).

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "**Subject Property**").

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the Subject Property, subject to the exceptions aforesaid, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Subject Property, subject to the exceptions aforesaid, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Subject Property for the current calendar year and all subsequent years; there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee.

EXCEPT AS SPECIFICALLY PROVIDED IN THIS DEED AND THE LIMITED WARRANTY PROVIDED IN CONNECTION HEREWITH, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES IN CONNECTION WITH THE SUBJECT PROPERTY. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS ACQUIRING THE SUBJECT PROPERTY "AS IS" AND "WHERE IS," AND THAT, TO THE EXTENT ALLOWED BY APPLICABLE LAW, GRANTOR HAS DISCLAIMED ANY AND ALL OTHER WARRANTIES, BOTH EXPRESS AND IMPLIED, SPECIFICALLY INCLUDING, WITHOUT LIMITATION, THE WARRANTIES OF MERCHANTABILITY, HABITABILITY, AND FITNESS FOR A PARTICULAR USE OR PURPOSE.

[SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS]

EXECUTED as of the 15th day of October, 2024.

DECLARANT:

NASHVILLE GULCH PII JV HOLDINGS, a Delaware general partnership

By: 12D GU PII JV Holdings, LP,
a Delaware limited partnership,
its managing general partner

By: ERG GU PII Nashville Holdings, LP,
a Delaware limited partnership,
its sole general partner

By: Endeavor 2017 Management, LLC,
a Texas limited liability company,
its sole general partner

By: _____
Printed Name: Sam Martens
Title: Vice President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 15th day of October, 2024, by Sam Martens, the Vice President of Endeavor 2017 Management, LLC, a Texas limited liability company, the sole General Partner of ERG GU PII Nashville Holdings, LP, a Delaware limited partnership, the sole General Partner of 12D GU PII JV Holdings, LP, a Delaware limited partnership, the managing General Partner of **NASHVILLE GULCH PII JV HOLDINGS,** a Delaware general partnership, on behalf of such entities.

(SEAL)

_____
Notary Public Signature

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/07/2026
COUNTY OF DAVIDSON

GRANTEE'S ADDRESS FOR TAX NOTICES

SMAX II
803 Floret Drive
Palm Beach Gardens, FL 33410

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Unit 2808 as established by the Declaration of Condominium Regime for The Pullman Condominiums (A Condominium Community in Davidson County, Tennessee), of record as Instrument No. 20240715-0053179, Register's Office of Davidson County, Tennessee (the "Declaration"), to which reference is hereby made for a more complete description, together with easements appurtenant to said unit, and an undivided percentage interest in the common elements allocated to said unit, as set forth in said Declaration.

Being a portion of the same property conveyed to NASHVILLE GULCH PII JV HOLDINGS, a Delaware general partnership, by Special Warranty Deed from 12D Nashville Land Partners, LP, a Delaware limited partnership, of record as Document No. 20220216-0018086 Register of Deeds Office of Davidson County, Tennessee, dated February 10, 2022 and recorded on February 16, 2022.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 4. 2024.

Affiant Signature

17th day of October, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

