FROM: JOHN WILSON HORRELL, an individual

TO: QUALITY NASHVILLE, L.L.C., a Tennessee limited liability company

SPECIAL WARRANTY DEED

Prepared by and Return to:	Property Owner and Mail Tax Bills To:	Property Address:	Tax Parcel No(s).:
Holland & Knight, LLP **511 Union Street, Suite 2700** **Nashville, Tennessee 37219**	Quality Nashville, L.L.C. 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215 Attention: John K. Ditto III	2800 Foster Avenue Nashville, Tennessee 37210	119 09 0 184.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 15th day of Oct, 2024, by and between JOHN WILSON HORRELL (hereinafter referred to as "Grantor"), and QUALITY NASHVILLE, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*signature page follows*]

Karen Johnson Davidson County
Batch# 1195144 DEEDWARRSP
10/17/2024 03:21:30 PM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20241017-0080847

#510468901

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

GRANTOR:

By: _____
JOHN WILSON HORRELL, an individual

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Wilson Horrell, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand, at office, this 15th day of Oct, 2024.

_____
Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

#510468901

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is One Million Seven Hundred Thousand and No/100 Dollars ($1,700,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of October, 2024.

Notary Public

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

#510468901_v2

EXHIBIT A

LEGAL DESCRIPTION

Property being in Davidson County, Tennessee:

A tract of land in the 6th Civil District of Davidson County, Tennessee being on the east side of Foster Avenue and more particularly described as follows:

Beginning at an iron pin at the intersection of the east right-of-way of Foster Avenue and Bubis Street and proceeding as follows: North 15° 14' East a distance of 56.01 feet to an iron pin; thence, South 83° 15' East a distance of 361.16 feet to an iron pin; thence, South 6° 18' West a distance of 106.4 feet to an iron pin; thence, South 89° 06' East a distance of 63.9 feet to an iron pin; thence, South 5° 02' West a distance of 85.2 feet to an iron pin; thence, North 84° 58' West a distance of 85 feet to an iron pin; thence, North 5° 40' East a distance of 11.57 feet to a PK nail in rock; thence, South 89° 20' West a distance of 260.98 feet to an iron pin in the east right-of-way of Foster Avenue; thence, with the east right-of-way of Foster Avenue North 24° 14' West a distance of 179.8 feet to the point of beginning and containing 1.627 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.

Being a portion of the same property conveyed to Horrell Properties, Inc., a Tennessee corporation, by deed from The Merrick Corporation, of record in Book 5349, page 513, Register's Office for Davidson County, Tennessee.

This is improved property known as 2800 Foster Avenue, Nashville, Tennessee 37210.

Being the same real estate conveyed to Grantor by Quitclaim Deed of record as Instrument Number 20180404-0031708 in the Register's Office of Davidson County, Tennessee (the "Register's Office").

#510468901

EXHIBIT B

PERMITTED EXCEPTIONS

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

2. Dedication of Right of Way, Permanent Drainage Easement and Temporary Construction Easements of record in Instrument Number 20220526-0061004, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Joint Access, Utility and Drainage Easements of record in Instrument Number 20060228-0022929, in the Register's Office for Davidson County, Tennessee.

4. Access Easement of record in Instrument Number 20110701-0050282, in the Register's Office for Davidson County, Tennessee.

#510468901

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 October 15, 2024 (date of document).

Affiant Signature

October 15, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON