This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 1196404 DEEDWARRSP
10/22/2024 08:06:30 AM 6 pgs
Fees: $33.00 Taxes: $9,805.00
20241022-0081826

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
Vita SP, LLC 308 White Swans Crossing Brentwood, TN 37027-4037	Vita SP, LLC 308 White Swans Crossing Brentwood, TN 37027-4037	091-12-0-169.00 091-12-0-170-00

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, **RICHARD EBATA aka RICHARD T. EBATA aka TATSUO EBATA** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **VITA SP, 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 THOSE TRACTS OR PARCELS 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").

This being improved property commonly known as: 4403 and 4407 Alabama Avenue, Nashville Tennessee 37209.

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 lawfully 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 17th day of ~~October,~~ 2024 (Tae September, 2024)

GRANTOR:

RICHARD EBATA

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared RICHARD EBATA, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of ~~October~~ Sept. (Tae), 2024.

NOTARY PUBLIC

My Commission Expires:
3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEEE

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,650,000.00, 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 21st day of October, 2024.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

Legal Description of Property

TRACT I: (Map/Parcel 091-12-0-170.00)

Land in Davidson County, Tennessee, being Lots Nos. 306, 308 and 310 of Block No. 35 Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lots Nos. 306, 308 and 310 front 25 feet each on the southerly side of Alabama Avenue, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Richard Ebata by Warranty Deed of record in Book 6692, Page 458, Register's Office for Davidson County, Tennessee.

TRACT II: (Map/Parcel 091-12-0-169.00)

Land in Davidson County, Tennessee, being Lots No. 312 and 314 of Block No. 35, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Lots adjoin and front together 50 feet on the south side of Alabama Avenue and extend back southwardly between parallel lines and with the east margin of a 25 foot alley 150 feet to an alley in the rear.

Being the same property conveyed to Richard T. Ebata by Warranty Deed of record in Book 7347, Page 340, Register's Office for Davidson County, Tennessee

Exhibit "B"

Permitted Exceptions

1. Real property taxes for the year 2024, a lien now due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, 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 17, 2024 (date of document).

Affiant Signature

September 17, 2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON