SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1197703 DEEDWARRSP
10/24/2024 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $19,795.00
20241024-0082808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: November 8, 2027
(AFFIX SEAL)

ANDREW NOELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 8, 2027

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-314

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kumar Lodging, Inc.	Same as Owner	082-16-0-010.00;
(NAME) 301 Clay Street	(NAME)	082-16-0-011.00;
(ADDRESS) Nashville, TN 37208	(ADDRESS)	082-16-0-013.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **Kyle Lee Hasty, as Special Trustee of the Ronald Alton Hasty Revocable Trust** under agreement dated February 23, 2021 (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Kumar Lodging, Inc., an Alabama Corpoation** (the "**Grantee**"), its successor and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on Exhibit B attached hereto (collectively the "**Permitted Exceptions**").

This is improved property located at 701, 705, and 709 Main Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and his heirs and assigns, to warrant and forever defend

the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claim by through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 22nd day of October, 2024.

GRANTOR:

Ronald Alton Hasty Revocable Trust

By: _____
Kyle Lee Hasty, Special Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Kyle Lee Hasty Hasty, 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 Special Trustee of The Ronald Alton Hasty Revocable Trust, the within named Grantor, and being duly authorized, executed the foregoing instrument for the purpose therein contained, on behalf of said Trust, by signing his name as Special Trustee.

WITNESS my hand, at office, this 23 day of October, 2024.

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

_____
Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

701 Main Street (Tax Parcel: 082-16-0-010.00)

Land in Davidson County,Tennessee, being parts of Lots Nos. 1 and 2 of William J. Foster's First Addition to Edgefield, now East Nashville, a plan of which is of record in Book 21, page 1, Register's Office for Davidson County, Tennessee and described together according to a survey made Marchy 21, 1967, and revised July 17, 1969, by Barge, Waggoner & Sumner, Engineers, as follows:

Beginning on an iron pin in the common line between Lots Nos. 2 and 3, and in thenortherly margin of Main Street, formerly Gallatin Avenue, as widened, running thence with the northerly margin of Main Street, as widened, south, 65° 06' west 71. 46 feet to an iron pin at the beginning of a curve; thence, with said curve with a radius of 18.50 feet in a northwesterly direction a distance of 29.10 feet to an iron pin in the easterly margin of North Seventh Street, formerly Foster Street; thence, wuth the easterly margin of North Seventh Street, North 24° 47' west 142.46 feet to an iron pin in the southerly margin of a 20 foot alley; thence with the southerly margin of said alley. north 65° 06'east 90 feet to an iron pin, being the common rear corner of Lots Nos. 2 and 3; thence with the line between said lots. south 24° 47' east 161. 00 feet to the beginning.

Being the same property conveyed to Southeastern Cafeterias, Inc. by deed from Corporate Concepts Counrty Dairy, Inc., of record in Book 4487, page 599, Register's Office for said Court, and being the same property conveyed to Ronald A. Hasty and Brenda A. Hasty, by Final Decree Confirmation Sale, of record in Book 7105, Page 462, Register's Office, Davidson County, Tennessee.

705 Main Street (Tax Parcel: 082-16-0-011.00)

Parcel No. 1:

Being Lot No. 3 on the Plan of William L. Foster's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 1; Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley. Included in the above description but expressly excluded therefrom is the following: Being part of Lot No. 3 on the Plan of William L. Foster's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 1, said Register's Office, and being more particularly described as follows:

Beginning at a point, said point being on a northerly margin of Main Street and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction a distance of 50 feet; more or less, to the easterly margin of said property; thence with the easterly margin of said property in a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street a distance of 50 feet, more or less, to the westerly

margin of said property; thence with the westerly margin of said property in a southerly direction a distance of 10 feet, more or less, to the point of beginning and containing 500 square feet, more or less, of record in Book 3919, Page 450, said Register's Office.

Parcel No. 2:

Being Lot No. 4 on the Plan of W. L. Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 1, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Said property fronting 50 feet on the northerly side of Main Street and running back between parallel lines 170 feet to the alley. Excluded from said property sale is the 10 foot strip along the northerly side of Main Street containing 500 square feet, which was taken by the Nashville Housing Authority for the widening of Main Street.

705 Main Street (Tax Parcel: 082-16-0-013.00)

Being Lot No. 5 on the Plan of Foster's First Addition to Edgefield, now East Nashville, as of record in Book 21, Page 1 of the Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

All being a portion of land conveyed to Ronald Alton Hasty, as Trustee of the Ronald Alton Hasty Revocable Trust under agreement dated February 23, 2021, from Ronald Alton Hasty, by Warranty Deed dated February 23, 2021, of record in Instrument No. 20210225-0024219, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real property taxes for 2025 and subsequent years, a lien not yet due and payable.

2. All applicable zoning ordinances.

3. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the Plan of William L. Foster's Addition to Edgefield, now East Nashville, as recorded in Plat Book 21, Page 1.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. That certain Lease dated November 9, 1999, as amended, by and between RONALD A. HASTY and/or BRENDA HASTY as lessor, and LAMAR TENNESSEE, LLC, as lessee, for the billboard sign located on 701 Main St., Parcel # 08216001000.

Tennessee Certification of Electronic Document

I, Jake Rudy, 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 23, 2024 (date of document).

Affiant Signature

10-23-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-8-27

NOTARY'S SEAL

