WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $500,000.00 Affiant Subscribed and sworn to before me This 4th day of November 2024. Notary Public My Commission Expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
VUE Properties, LLC **3205 Overlook Drive** **Nashville, TN 37212**	New Owner	142-00-0-022.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16361

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Manning Family Partners, a Tennessee Limited Partnership**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **VUE Properties, LLC**, (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by John B. Rainey, Tennessee Registered Surveyor No. 823, dated September 21, 1977, as follows:

Karen Johnson Davidson County
Batch # 1202531 DEEDWARR
11/07/2024 09:02:10 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20241107-0086555

BEGINNING at a concrete monument on the northwesterly margin of U.S. Highway 70 S (Tennessee Highway 1) at the southeasterly corner of Tract I of the Cronus-ABC, Inc. Property (Book 5244, page 363, said Register's Office); thence with a northeasterly property line of Cronus-ABC, North 26 degrees, 30 minutes, West 210.29 feet to an iron pip at a southwesterly corner of the Bellevue Development Corporation property (Book 4446, page 219, said Register's Office for Davidson County); thence, with the southeasterly and southwesterly property lines of Bellevue Development, North 54 deg. 32 minutes 17 seconds East 416.79 feet to an iron pin, South 26 degrees 26 minutes 35 seconds East 277.64 feet to a concrete monument on the northwesterly margin of U.S. Highway 70 S; thence, with said margin, South 65 degrees 05 minutes 29 seconds West 411 50 feet to the point of beginning and containing 2.26 acres, more or less.

Being the same property conveyed to Manning Family Partners, a Tennessee Limited Partnership, by Quitclaim Deed from Charles H. Manning and James P. Manning, Co-Conservators of Wilson Smith Maning, in record of Instrument No. 20100511-0036046, Register's Office for Davidson County.

This is improved property commonly known as 6970 Highway 70 South, Nashville, Tennessee 37221.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due and payable including unredeemed tax sales
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable. Map parcel: 14200002200
4. Subject to all matters on the unrecorded survey by John B. Rainey, surveyor, dated September 21, 1977.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 4th day of November 2024.

GRANTOR:
Manning Family Partners, L.P.

By: James Manning, as Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **James Manning, Partner of Manning Family, L.P.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Partner of Manning Family, L.P.**, and as such **Partner** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Manning Family, L.P.,** the within named bargainor, and that he as such **Partner,** executed the foregoing instrument for the purpose therein contained, by signing the name **James Manning as Partner.**

WITNESS my hand and official seal at Nashville, Tennessee, this **4th day of November, 2024.**

Notary Public

My Commission Expires: 11-3/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY