Karen Johnson Davidson County
Batch# 1203086 DEEDWARRSP
11/08/2024 02:29:30 PM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20241108-0087433

This Instrument Prepared By
And Please Return To:

Akerman LLP
1251 Avenue of the Americas
37th Floor
New York, New York 10020

37719

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
PHOENIX INVESTMENT GROUP, LLC 1585 Mallory Lane, Suite 103 Brentwood, Tennessee 37027	1585 Mallory Lane, Suite 103 Brentwood, Tennessee 37027	075-00-0-215.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is [$500,000] and No/100 Dollars ($[500,000].00). five hundred thousand and

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 2024.

Notary Public

My Commission Expires: 7-7-2027

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY

THIS SPECIAL WARRANTY DEED is made and entered into as of the 4th day of November, 2024, by and between **RETREAT AT HERMITAGE LLC**, a Delaware limited liability company (the "**Grantor**"), and **PHOENIX INVESTMENT GROUP, LLC**, a Tennessee limited liability company ("**Grantee**").

WITNESSETH:

That, for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the real estate, situated and being in Davidson County, Tennessee, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Grantor conveys the aforesaid real estate, including any after acquired title of Grantor, free of encumbrances, created or suffered by Grantor, except those matters set forth on Exhibit "B" attached hereto and made a part thereof, and Grantor does hereby warrant the title and quiet possession against the lawful claims of all persons claiming the same by, through or under Grantor, but not further or otherwise.

[*Signature Page Follows*]

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

RETREAT AT HERMITAGE LLC,
a Delaware limited liability company

By: _____
Name: Michael Schofel
Title: Authorized Signatory

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of NEW JERSEY)
County of ESSEX)

On November 4, 2024, before me, Catherine E Mooney, Notary Public, personally appeared Michael Schofel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his/her/their authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the State of NEW JERSEY that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Catherine E Mooney

(SEAL)

CATHERINE E. MOONEY
NOTARY PUBLIC OF NEW JERSEY
Commission # 50143313
My Commission Expires 11/12/2025

78430456

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled P.U.D. Boundary and Subdivision Plat Resubdivison of lot 1 Alan Estates, of record in Instrument No. 20240917-0071742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Malvin Johnson and/or Harry Johnson, Co-Trustees, by Warranty Deed from Jannette L. Harden, unmarried, of record in Book 7516, Page 555, in the Register's Office for Davidson County, Tennessee, dated April 14, 1988 and recorded on April 14, 1988. The said Malvin Johnson having died on May 27, 1989 whose will is of record in Will Book QQ, Page 104, in the office of the County Court Clerk for Wilson County, Tennessee.

Being part of the same property conveyed to The A. H. Johnson Co., L.P., by QuitClaim Deed from Wm. Harry Johnson, Individually and as Executor of the Estate of Malvin Johnson, Alan Johnson, and Wm. Harry Johnson and Alan Johnson, Co-Trustees for Belinda Belle Johnson and Mark Johnson under the Will of Malvin Johnson, of record in Book 8233, Page 90, in the Register's Office for Davidson County, Tennessee, dated November 1, 1990 and recorded on November 7, 1990.

Being part of the same property conveyed to AHJ Alan Estates, LLC, a Tennessee limited liability company, by QuitClaim Deed from A.H. Johnson Co., L.L.C., a Tennessee limited liability company, of record in Instrument No. 20210820-0113097, in the Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 20, 2021. The said AHJ Alan Estates, LLC, a Tennessee limited liability company is now known as AHJ Alan Estates, LLC, a Delaware limited liability company pursuant to Memorandum of LLC Conversion of record in Instrument No. 20220104-0001201, said Register's Office.

Being the same property conveyed to Retreat At Hermitage Land LLC, a Delaware limited liability company successors and assigns, by Quitclaim Deed dated October 29, 2024 from AHJ Alan Estates, LLC, a Delaware limited liability company, of record in Instrument No. 20241031-0084566, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary and Subdivision Plat, Alan Estates, as recorded in Instrument No. 20240917-0071742.

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/4/24 (date of document).

Affiant Signature

11/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

