Karen Johnson Davidson County
Batch# 1205428 DEEDWARRSP
11/14/2024 03:19:30 PM 7 pgs
Fees: $38.00 Taxes: $2,405.00
20241114-0088937

SPECIAL WARRANTY DEED

RECORDING INFORMATION

THIS INSTRUMENT PREPARED BY:
Bradley Arant Boult Cummings LLP (APC)
1221 Broadway, Suite 2400,
Nashville, Tennessee 37203

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

STATE OF Tennessee
)
COUNTY OF Davidson
)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $650,000.00.

Affiant

Sworn to and subscribed before me this 13 day of NOVEMBER, 2024.

Notary Public

My Commission Expires: 07-18-28

(SEAL)

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Vanderbilt University Real Estate Office Attn: Margaret Emley 110 21st Avenue South Suite 1110 Nashville, TN 37203	Vanderbilt University Office of the General Counsel Attn: Sean Scally 2100 West End Ave Suite 1100 Nashville, TN 37203	104-03-0-023.00

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **29TH AVENUE INVESTORS**, a Tennessee general partnership, as to a 58.715% undivided interest as a tenant in common, **PEH STRATEGIC REALTY**

PARTNERS, LLC, a Tennessee limited liability company, as to a 20.6425% undivided interest as a tenant in common, and **LEZ STRATEGIC REALTY PARTNERS, LLC**, a Tennessee limited liability company, as to a 20.6425% undivided interest as a tenant in common (collectively, "***Grantor***"), has bargained and sold, and by these presents does transfer and convey to **VANDERBILT UNIVERSITY**, a Tennessee nonprofit corporation ("***Grantee***"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

(1) Taxes for the year 2025 and subsequent years, a lien not yet due and payable
(2) Rights of parties in possession as tenants under unrecorded leases
(3) Matters shown on the Plan of record in Book 161, Page 77, said Register's Office.

This is improved property known as 116 29th Ave South, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants that, subject to the matters set forth above or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

29TH AVENUE INVESTORS, a Tennessee general partnership

By: DIDA, LLC, a Tennessee limited liability company, its Managing Partner

By: _____
Name: David P. Crabtree
Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, David P. Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of DIDA, LLC, a Tennessee limited liability company, which is Managing Partner of 29th Avenue Investors, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

_____
Notary Public

My Commission Expires: 07-07-2025

DELSA J. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

[signatures continue on following pages]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

LEZ STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: Joyce Management Co. Inc., an Alabama corporation, its Manager

By: _____
Name: H. Rodes Hart, Jr.
Title:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Manager of Joyce Management Co., an Alabama corporation, which is the Manager of LEZ Strategic Realty Partners, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of NOVEMBER, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

[signatures continue on following page]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 13th day of November, 2024.

GRANTOR:

PEH STRATEGIC REALTY PARTNERS, LLC, a Tennessee limited liability company

By: Joyce Management Co., Inc., an Alabama corporation, its Manager

By: _____
Name: H. Rodes Hart, Jr.
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, H. Rodes Hart, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Vice President of Joyce Management Co., an Alabama corporation, which is the Manager of PEH Strategic Realty Partners, LLC, a Tennessee limited liability company, and is authorized and empowered to execute this instrument on behalf of such entity.

Witness my hand, at office, this 13th day of November, 2024.

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

My Commission Expires: 07-07-2025

4880-7045-5287.1

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, of record in Book 161, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 29TH AVENUE INVESTORS, A TENNESSEE GENERAL PARTNERSHIP, AN UNDIVIDED FIFTY-EIGHT AND SEVEN HUNDRED AND FIFTEEN THOUNSANDTHS PERCENT (58.715%), by deed from THOMAS B. TRUITT AND WIFE, SALLY MCGLAUN TRUITT, of record in Instrument No. 20061229-0160928, said Register's Office.

Also, being the same property conveyed to HDJ CAPITAL PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP, AN UNDIVIDED FORTY-ONE AND TWO HUNDRED EIGHTY FIVE THOUSANDTHS PERCENT (41.285%), by deed from THOMAS B. TRUITT AND WIFE, SALLY MCGLAUN TRUITT, of record in Instrument No. 20061229-0160929, said Register's Office.

HDJ CAPITAL PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP conveyed its interest in the property to PEH STRATEGIC REALTY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 20.6425% TENANT IN COMMON INTEREST AND LEZ STRATEGIC REALTY PARTNERS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, AN UNDIVIDED 20.6425% TENANT IN COMMON INTEREST, by deed dated December 31, 2021, of record in Instrument No. 20211209-0163283, said Register's Office.

Certificate of Authenticity

I, Danielle Dunn, 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 November 13, 2024.
Date

Affiant Signature

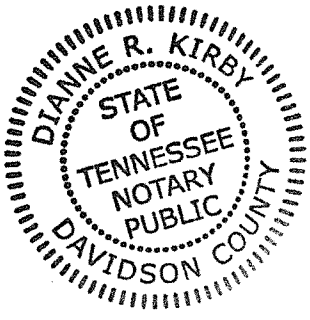
November 14, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of November, 2024.

Notary's Signature

My Commission Expires: 9-8-25
Date



Notary Seal (if on paper)