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# 1218188 DEEDWARRSP
12/19/2024 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $10,360.00
20241219-0098486

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
5700 Leslie 3CR Partners LLC 4015 Hillsboro Pike Ste 211 Nashville, TN 37215	5700 Leslie 3CR Partners LLC 4015 Hillsboro Pike Ste 211 Nashville, TN 37215	091-100-055.00

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, **5700 LESLIE PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **5700 LESLIE 3CR PARTNERS LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include his respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL 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 is part of the same real estate conveyed to the Grantor by General Warranty Deed recorded as Instrument No. 20180216-0015508, in the Register's Office of Davidson County, Tennessee, Tax ID No. 091-100-055.00.

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.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

Witness my hand this 18th day of December, 2024.

GRANTOR:

5700 LESLIE PARTNERS, LLC,
a Tennessee limited liability company

By: _____
Name: Ryan Chapman
Its: Authorized Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Member of 5700 LESLIE PARTNERS, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of December, 2024.

_____
NOTARY PUBLIC

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
3.3.2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The affiant swears or affirms that the actual consideration or value of this transaction for recording tax purposes is $2,800,000.00.

Subscribed and sworn to before me this 17th day of December, 2024.

My Commission expires: 3.3.2026

_____
Affiant

_____
Notary Public

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description of the Land

Land in the 20th Councilmanic District of Nashville, Davidson County, Tennessee being part of Block 41 of the B.F. Cockrill Farm Subdivision, recorded in Book 161, page 134, Register's Office for said County and more particularly described as follows:

Beginning at the intersection of the north right of way of Leslie Avenue and the east right of way of Snyder (or Schneider) Avenue; Thence along the east right of way of Snyder Ave N 25° 07' 58" E, 266.54 feet to an iron pin in the southerly right of way of Briley Parkway (project No. IM-40-3(121)204); Thence along said southerly right of way N 84° 46' 57" E, 8.20 feet to a concrete highway monument; Thence continuing with said right of way, along a curve to the right having a radius of 711.941 feet, a distance of 328.71 feet to a concrete highway monument; Thence S 26° 03' 21" W, 101.52 feet to a concrete highway monument in the north right of way of Leslie Avenue; Thence along said Leslie Avenue N 64° 52' 55" W, 283.92 feet to the point of beginning and containing 1.33 acres, more or less.

Being the same property conveyed to 5700 Leslie Partners, LLC, a Tennessee limited liability company, by General Warranty Deed recorded as Instrument No. 20180216-0015508, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Rights of tenants, as tenants only, under unrecorded leases with no option to purchase or rights of first refusal

2. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-10-0-055.00, not yet due and payable.

3. Matters shown on the Plan of record in Book 161, page 134, Register's Office for Davidson County, Tennessee.

4. Lack of direct access to and from Briley Parkway.

5. All matters shown on the plat of survey by Joshua A. Meeks, Tenn. RLS No. 2790, with TTL, dated November 12, 2024, and designated as File No. 24-12-03232.

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 December 18, 2024.
Date

Danielle Dunn
Affiant Signature

December 18, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of December, 2024.

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary Seal (if on paper)

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