Name and Address of New Owner:
HOPS-TN-3 LLC
1030 East 13th Street
Brooklyn, NY 11230

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1218780 DEEDWARR
12/20/2024 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $30,044.00
20241220-0099279

This Instrument Prepared By:
Greater Nashville Law Group, PLLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-10-0-059.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Glenn A. Harris and Judith G. Harris, husband and wife**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **HOPS-TN-3 LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Madison Park, Section 9, of record in Plan Book 4595, page 136, Register's Office for said County.

Beginning at a point in the Easterly margin of Sealey Drive at the Southwest corner of Madison Park, Section 4; thence with the Southerly line of Madison Park, Section 4, South 81 degrees 12 minutes East 200.45 feet to a point; thence South 0 degrees 06 minutes West 278.60 feet to the Northerly margin of Dupont Avenue; thence with the Northerly margin of said Avenue North 85 degrees 12 minutes West 134.47 feet to a point; thence continuing with the Northerly margin of said Avenue North 83 degrees 28 minutes West 82.61 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet Northwesterly 40.26 feet to the Easterly margin of Sealey Drive; thence with the Easterly margin of said Drive North 8 degrees 48 minutes East 262.98 feet to the point of beginning.

Being the same property conveyed to Glenn A. Harris and Frank A. Harris by Warranty Deed from Olin J. Jones and wife, Christine M. Jones of record in Book 4695, Page 404, Register's Office for Davidson County, Tennessee, dated April 02, 1973 and recorded on April 05, 1973.

Being the same property conveyed to Glenn A. Harris and Judith G. Harris shall each own a twenty-five percent (25%) undivided interest, as tenants in common by Quitclaim Deed from Glenn A. Harris of record in Book 10206, Page 178, Register's Office for Davidson County, Tennessee, dated September 24, 1996 and recorded on September 27, 1996.

Being the same property conveyed to Glenn A. Harris and wife, Judith G. Harris by General Warranty Deed from Glenn A. Harris and wife, Judith G. Harris and Frank A. Harris and wife, Violette D. Harris of record in Book 11572, Page 519, Register's Office for Davidson County, Tennessee, dated July 14, 1999 and recorded on July 14, 1999.

Being the same property conveyed to GAH Holdings, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Glenn A. Harris and wife, Judith G. Harris of record in Instrument No. 20230601-0041147 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on June 01, 2023.

Being the same property conveyed to Glenn A. Harris and Judith G. Harris, husband and

wife, by Quitclaim Deed from GAH Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20241206-0094921, said Register's Office.

Being improved property located at 525 North Dupont Avenue, Madison, Tennessee, 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT (if any); ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenant(s) that it is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 10th day of December, 2024.

Glenn A. Harris

Judith G. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2024, before me personally appeared Glenn A. Harris and Judith G. Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2024.

Notary Signature
My commission expires: 3/3/25

STEVEN P. DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $8,120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of December, 2024.

Notary Public
My commission expires: 3/2/25

STEVEN P DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File No. GNT-24-3637

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 10th, 2024

Affiant Signature

12/10/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of December, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY