Karen Johnson Davidson County
Batch# 1219962 DEEDWARRSP
12/26/2024 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $3,584.26
20241226-0099753

SPECIAL WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $968,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-7-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Calabra LLC	NEW OWNER	093 12 0A 207.00
(NAME)	(NAME)	
1534 ALANA WAY		
(ADDRESS)	(ADDRESS)	
ESCONDIDO, CA 92027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **245 Hermitage Partners, GP,** a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Calabra LLC, an Alaska Limited Liability Company** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 245 Hermitage Avenue, Unit 207, Nashville, TN 37210.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee acknowledges and agrees that the Property is subject to that certain Declaration Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438, Register's Office, Davidson County, Tennessee, as amended from time to time, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of December, 2024.

GRANTOR:

245 Hermitage Partners, GP,
a Tennessee general partnership

By: _____
Craig Freiberg, Authorized Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he is the Authorized Representative of 245 Hermitage Partners, GP, a Tennessee general partnership, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the company.

WITNESS my hand, at office, this 20th day of December, 2024.

_____
Notary Public

My Commission Expires: 7-7-25



"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

A certain condominium known as Unit No. 207 of the 245 HERMITAGE CONDOMINIUM, as established pursuant to that certain Declaration Establishing 245 HERMITAGE CONDOMINIUM dated May 12, 2022, of record as Instrument No. 20220513-0055438, Scrivener's Affidavit recorded in Instrument No. 20220516-0056245, as amended in Instrument No. 20231117-0089775, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being a part of the same property conveyed to 245 Hermitage Partners GP, a Tennessee general partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership as to a 1/3 interest, as tenants in common, by Warranty Deed from Siya Hospitality, LLC, a Kentucky limited liability company, of record in Instrument No. 20210802-0103470, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021 and recorded on August 02, 2021.

Being a part of the same property conveyed to 245 Hermitage Partners, GP, a Tennessee general partnership, by Quitclaim Deed from Riverside Park GP, a Tennessee general partnership, of record in Instrument No. 20230731-0058888, in the Register's Office of Davidson County, Tennessee, dated November 14, 2022 and recorded on July 31, 2023.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 18, 2024.

Signature
Date: December 23, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025