Karen Johnson Davidson County
Batch# 1229479 DEEDWARRSP
01/23/2025 09:00:30 AM 7 pgs
Fees: $38.00 Taxes: $36,260.00
20250123-0005186

FROM: BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company

TO: BRENTWOOD TN HOTEL LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Brentwood TN Hotel LLC 195 Lisle Industrial Avenue Lexington, KY 40511	Same	160-00-0-184.00

THIS INSTRUMENT PREPARED BY: Sherrard Roe Voigt & Harbison, PLC, 1600 West End Avenue, Suite 1750, Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Nine Million Eight Hundred Thousand and No/100 Dollars ($9,800,000.00).

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2025.

Notary Public

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

My Comm. Expires:_____

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BRENTWOOD TN HOTEL LLC, a Tennessee limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Being a parcel of land in Nashville, First Civil District, Thirty-Second Councilmanic District, Davidson County, Tennessee, lying between Interstate 65 and Franklin Pike Circle, north of Old Hickory Boulevard, being Lots 1 and 2 shown on plan of McArthur Subdivision, of record in Book 5200, page 363, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way of Franklin Pike Circle, being 393-feet more or less northeasterly from the northerly right-of-way of Old Hickory Boulevard, said pin further described as being the southwest corner of the herein described parcel and being the common front corner to Lots 2 and 3 shown on said McArthur Subdivision;

Thence, with said right-of-way of Franklin Pike Circle, N 27 deg. 03' 38" E, 93.40 feet to a concrete monument;

Thence, with a curve to the right 148.66 feet to an iron pin in concrete, said curve having a central angle 20 deg. 01' 22", a radius of 425.41 feet, a tangent distance of 75.10 feet and a chord of N 37 deg. 01' 48" E, 147.91 feet;

Thence, continuing with said right-of-way N 47 deg. 10' 28" E, 188.67 feet to an iron pin;

Thence, leaving said Franklin Pike Circle, with the southerly boundary to James B. Martin of record in Book 6093, page 54, R.O.D.C., S 67 deg. 47' 06" E, 137.37 feet to an iron pin in the westerly right-of-way of Interstate 65 (controlled access right-of-way);

Thence, with said right-of-way S 25 deg. 45' 01" W, 370.27 feet to a concrete R.O.W. monument;

Thence, continuing with said right-of-way S 42 deg. 02' 48" W, 59.80 feet to an iron pin; Thence, leaving said Interstate 65, with the common line between said Lots 2 and 3, same being the northerly boundary to FFCA Acquisition Corporation, of record in Book 9869, page 401, R.O.D.C., N 62 deg. 55' 00" W, 220.36 feet to an iron pin in the easterly right-of-way of Franklin Pike Circle, the point of beginning.

Together with all right title and interest in and to the Cross Easement for Ingress Egress and for parking recorded September 17, 1981 in Book 5796, page 67, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Quitclaim Deed of record as Instrument No. 20170303-0021327, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A attached hereto (the "Permitted Exceptions").

This is improved property commonly known as 5630 Franklin Pike Circle, Brentwood, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

SIGNATURE ON FOLLOWING PAGES

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 22 day of January, 2025.

GRANTOR:

BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Robert G. Schaedle, III
Title: Authorized Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert G. Schaedle, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Manager of BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Manager.

Witness my hand and seal at office in Franklin, Tennessee, this _____ day of January, 2025.

_____
Notary Public

My Commission Expires: _____

See attached

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this ____ day of January, 2025.

GRANTOR:

BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company

By: _____
Name: Robert G. Schaedle, III
Title: Authorized Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert G. Schaedle, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Manager of BRENTWOOD NORTHUMBERLAND HOTEL PARTNERS, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Authorized Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Manager.

Witness my hand and seal at office in Franklin, Tennessee, this 17 day of January, 2025.

_____
Notary Public

My Commission Expires: 1/24/28

KRISTINA FRIEDRICHS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 24, 2028

EXHIBIT A

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Book 5200, Page 363, in the Register's Office of Davidson County, Tennessee.
3. Cross-Easement For Ingress and Egress and for Parking from William M. Bailey, Jr. and wife, Georgia McArthur Bailey, individually and as guardian of Sarah H. McArthur, an incompetent person to Womco, Inc., a Tennessee Corporation, and Southern Hospitality Corporation, a Tennessee Corporation, of record in Book 5796, Page 67, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Restrictive Covenant, by William M. Bailey, Jr. and wife, Georgia McArthur Bailey, individually and as Guardian of Sarah H. McArthur, an incompetent person, of record in Book 5796, Page 74, in the Register's Office of Davidson County, Tennessee.
5. Rights of parties in possession not shown by the Public Records.
6. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Wendell H. Talley, TN RLS No. 785, Barge Waggoner Sumner & Cannon, Inc., on March 10, 2005, designated Job No. 32016-00:
    a. Dumpster pad, wood fence, and Wendy's sign posts encroach over southern boundary line of the Land;
    b. Rights of utility evidenced by utility lines, utility poles, guy wire, catch basins, water meter, water valve, pump house, clean outs, and gas meter on the Land without the apparent benefit of a specific easement.
7. Any facts, rights, interests or claims that may exist or arise by reason of the possible encroachment of improvements over the northern boundary line of the Land.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 01/22/2025

Bainbridge Dillion
Affiant Signature

Date: 01/22/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of January, 2025.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 01/22/2025

Notary's Seal

