Karen Johnson Davidson County
Batch# 1230159 DEEDWARRSP
01/27/2025 08:22:30 AM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20250127-0005842

Special Warranty Deed

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
c/o Magnolia Fund Manager LLC 2505 21st Ave. S, Suite 204 Nashville, TN 37215	092-16-0-261.00	Same as New Owner
This instrument prepared by and when recorded return to: Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 24th day of January, 2025 by and between **1903 ODNE, LLC**, a Delaware limited liability company ("***Grantor***") and **Magnolia 1903 Division, LLC**, a Tennessee limited liability company ("***Grantee***").

WITNESSETH

That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, all of its interest in and to that certain real property 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 those Permitted Encumbrances identified on Exhibit B which is attached hereto and incorporated herein by this reference (the "***Permitted Encumbrances***").

This is improved property located at 1903 Division Street, Nashville, Davidson County, Tennessee.

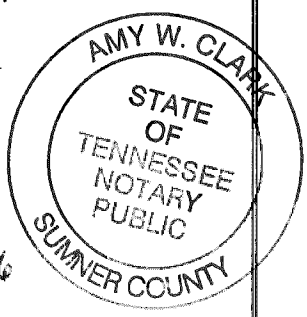
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

Affiant

Subscribed and sworn to before me this 24th day of January, 2025.

Notary Public
My Commission Expires: 11/21/2026



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 and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

(Signature on following page)

WITNESS the execution of this instrument by Grantor as of the day and year first above written.

1903 ODNE, LLC,
a Delaware limited liability company

By: Wieland Ventures, LLC, Manager

By: _____
Arthur Holmer, Manager

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned, Sara Bruhnke, a Notary Public in and for the State and County aforesaid, personally appeared Arthur Holmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Manager of Wieland Ventures, LLC, a Delaware limited liability company, the Manager of the within named bargainor, and that as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him/herself as such Manager.

Witness my hand and seal this 23 day of January, 2025.

SARA BRUHNKE
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 18, 2026

_____
Notary Public
My commission expires: October 18, 2026

EXHIBIT A
LEGAL DESCRIPTION

LAND LOCATED IN THE 19TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOCATED SOUTHWESTERLY OF THE DIVISION STREET AND 19TH AVENUE SOUTH INTERSECTION AND BEING ALL OF LOT NO. 228 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, AS RECORDED IN PLAT BOOK 1 PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON PIN MONUMENT IN THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET, SAID MONUMENT BEING A NORTHWESTERLY CORNER COMMON TO LOT 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, AS RECORDED AS PLAT BOOK 1, PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET AND CONTINUING ALONG WITH THE WESTERLY LINE OF LOT 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS, S 35° 04' 23" E A DISTANCE OF 99.97' TO A NEW IRON PIN MONUMENT, SAID MONUMENT BEING THE NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH;

THENCE LEAVING SAID WESTERLY LINE OF LOTS 241 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND CONTINUING ALONG WITH THE NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH, S 08° 30' 28" W A DISTANCE OF 72.52' TO A NEW 1" BRASS DISK, SAID DISK BEING THE EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND PUBLIC ALLEY #447;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF 19TH AVENUE SOUTH AND CONTINUING ALONG WITH THE EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF THE SMALL LOTS, N 35° 04' 23" W A DISTANCE OF 153.21' TO AN EXISTING 5/8" IRON MONUMENT, SAID MONUMENT BEING THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET;

THENCE LEAVING SAID EASTERLY LINE OF LOT 227 OF THE O.B. HAYES 2ND PLAN OF SMALL LOTS AND CONTINUING ALONG WITH THE SOUTHERLY RIGHT-OF-WAY OF DIVISION STREET, N 55° 43' 57" E A DISTANCE OF 50.00' TO A NEW IRON PIN MONUMENT, WHICH IS THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 1903 ODNE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM STORE MASTER FUNDING VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 202208300097826, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 1, Page 81, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Set-Back Agreement, by and between Store Capital Acquisitions, LLC and Onion Division-Nashville Enterprises, LLC and David Popkin, of record in Instrument No. 201610140108951, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement and/or Public Street Right-of-Way, by and between Store Capital Acquisitions, LLC and The Metropolitan Government of Nashville and Davidson County, its successors and assigns forever, of record in Instrument No. 201611090118661, in the Register's Office of Davidson County, Tennessee.

5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the ALTA/NSPS survey made by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc. on October 23, 2024, designated Job No. 24110:

    a. Encroachment of wall over northeasterly boundary line of the Property;

    b. Encroachment of ramp over southeasterly boundary line of the Property;

    c. Encroachment of curb over southwesterly boundary line of the Property;

    d. Rights of utility as evidenced by overhead power line crossing the northwesterly corner of the Property;

    e. Rights of utility as evidenced by pipe and catch basic near most southerly corner of the Property.

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 1/23/2025

Bainbridge Dillion
Affiant Signature

Date: 1/24/2025

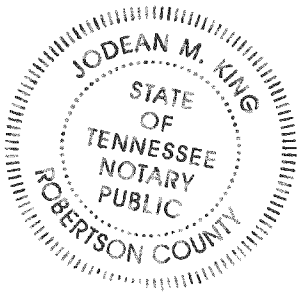
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of January 2025.

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 1/24/2025