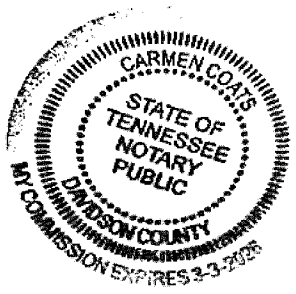
Karen Johnson Davidson County
Batch# 1230974 DEEDWARRSP
01/28/2025 10:46:30 AM 6 pgs
Fees: $33.00 Taxes: $10,360.00
20250128-0006386

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

Affiant

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

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Core Five, LLC 223 Rosa L. Parks Ave. Nashville, TN 37203 #300	New Owner	092160E00900CO

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, GRF NASHVILLE HOLDINGS LLC, a Delaware limited liability company ("Grantor"), has, effective as of this 24th day of January, 2025 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto CORE FIVE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto (the "Property"). This is improved property known as 1920 Adelicia Street, Unit 300, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Said Property is conveyed subject to all taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable, and all rights, reservations, restrictions, covenants, conditions, easements and other matters of record that may affect such Property (collectively, the "Permitted Encumbrances").

Grantor covenants and binds itself and its successors and assigns to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the Permitted Encumbrances), but not further or otherwise.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

GRF NASHVILLE HOLDINGS LLC,
a Delaware limited liability company

By: _____
Name: Tyson Beem
Title: Agent

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Tyson Beem, 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 Agent of GRF NASHVILLE HOLDINGS LLC, the within named bargainor, a Delaware limited liability company, and that he, as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Agent.

Witness my hand and seal, at office in LOS ANGELES, CALIFORNIA, this the 31 day of January 2025.

SKIE PASCUAL
Notary Public - California
Los Angeles County
Commission # 2428432
My Comm. Expires Nov 26, 2026

_____
NOTARY PUBLIC

My Commission Expires: 11-26-2026

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On January 21, 2025 before me, Skie Pascual- Notary Public

Date *Here Insert Name and Title of the Officer*

personally appeared Tyson Beem

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SKIE PASCUAL
Notary Public - California
Los Angeles County
Commission # 2428432
My Comm. Expires Nov 26, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. CU2, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 20071212-0143307, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to GRF Nashville Holdings LLC, a Delaware limited liability company by Warranty Deed from KAH Realty, L.L.C., a Tennessee limited liability company of record in Instrument No. 20170705-0067096 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 5, 2017.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 24, 2025.

Affiant Signature

28th day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028