Karen Johnson
Batch # 1238845
02/20/2025 12 01 16 PM
Fees $33 00 Taxes $7,736 26

Davidson County
DEEDWARRSP
6 pgs

20250220-0012306

Prepared by and after recordation, return to
Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

New Property Owner Address:
Skyline Hotel LLC
4811 Lebanon Pike STE 200
Hermitage, TN 37076

Send Tax Notices to:
SAME AS NEW OWNER

Tax/Map Parcel No.
050-12-0A-002 00-CO

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **SKYLINE COMMONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, ("**Grantor**") has bargained and sold, and by these presents does transfer and convey to **SKYLINE HOTEL LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("**Grantee**") Grantee's successors and assigns, certain land in DAVIDSON County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances and interests belonging or in any way appurtenant thereto (collectively, the "**Property**")

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,090,880 00

Affiant

Subscribed and sworn to before me this 13 of February, 2025

FAZIA Z. GHANI NOTARY PUBLIC MY COMMISSION EXPIRES 4-6-2026 STATE OF FLORIDA COMMISSION NUMBER HH 28321

Notary Public
My Commission Expires 4-6-2026

This is improved property located **3440 Dickerson Pike, Nashville, TN 37207.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 13 day of February, 2025

Skyline Commons, LLC

BY: _____
Bennett L. David, III
Manager

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENNETT L DAVID, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE COMMONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 13 of February, 2025

_____
Notary Public
My Commission Expires. 4-6-2026
(SEAL)

FAZIA Z. GHANI
NOTARY PUBLIC
MY COMMISSION
EXPIRES 4-6-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 235321

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 13 day of February, 2025.

Skyline Commons, LLC

BY: Kim Zastenik
Kim Zastenik
Manager

STATE OF Florida
COUNTY OF St. Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM ZASTENIK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of SKYLINE COMMONS, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14 of February, 2025.

Tina Capo-Ippilito
Notary Public
My Commission Expires: 6/18/2028
(SEAL)

Notary Public State of Florida
Tina L. Capo-Ippilito
My Commission HH 562857
Expires 6/18/2028

Exhibit A

Land in Davidson County, Tennessee, and being known as Lot 1A on the Final Plat of the Re-Subdivision of Lot 1 of the Re-Subdivision of Lot 2A, Nashville Commons, First Revision, of record in Instrument No 20220304-0025230, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being a portion of the same property conveyed to Skyline Commons, LLC, a Florida Limited Liability Company by Special Warranty Deed from Bank of America, N A. of record in Instrument No 20141217-0115346, Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 17, 2014.

- Deed of Easement of record in Book 11541, Page 181, Book 6081, Page 368, Book 6799, Page 299 and Book 9492, Page 865, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20070320-0033548, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20070320-0033572, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20070320-0033655, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20070320-0033814, in the Register's Office for Davidson County, Tennessee
- Easement for storm drainage and appurtenances, recorded in Instrument No 20101129-0094740
- Any and all existing easements and restrictions as shown of record not stated herein

Exhibit B

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20220304-0025230, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20110801-0058946, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20100521-0039251, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20080228-0019514, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20070404-0040461, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 940 and Plat Book 7900, Page 83, Register's Office for Davidson County, Tennessee
- Easements with Covenants and Restrictions of record as Instrument Number 20070405-0041313, amended in Instrument No 20080424-0041925, as amended in Instrument No 20110525-0039908, Instrument No 20110429-0032806, Instrument No 20110913-0071127 and Instrument No 20240910-0069687, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Conservation Easement of record in Instrument Number 20070405-0041311, in the Register's Office for Davidson County, Tennessee
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20101129-0094605, in the Register's Office for Davidson County, Tennessee
- Dedication of Easement for Emergence Services of record in Instrument Number 20180910-0089506, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20180910-0089507, in the Register's Office for Davidson County, Tennessee
- Notice of Transfer of Interests of record in Instrument Number 20161219-0132969, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Development Agreement of record in Instrument Number 20070405-0041314, in the Register's Office for Davidson County, Tennessee and as modified in Modification of Memorandum of Development Agreement of record at Instrument No 20080424-0041923
- Memorandum of Lease Agreement of record in Instrument Number 20050211-0016040, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Public Utility and Drainage Easement of record in Instrument Number 20041202-0143633, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Public Utility and Drainage Easement of record in Instrument Number 20041202-0143636, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20041202-0143640, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Instrument Number 20040927-0116010, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 114, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7907, Page 1, in the Register's Office for Davidson County, Tennessee
- Right of Way Agreement of record in Book 1939, Page 629, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 3401, Page 210, in the Register's Office for Davidson County, Tennessee
- Deed of Easement of record in Book 9766, Page 817, in the Register's Office for Davidson County, Tennessee
- Deed of Easement of record in Book 9810, Page 140, in the Register's Office for Davidson County, Tennessee
- Easement for slopes and construction, recorded in Book 9833, Page 568 and Book 9833, Page 571
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 101, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 649, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6785, Page 251, in the Register's Office for Davidson County, Tennessee