WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-256668-CC

Karen Johnson Davidson County
Batch# 1239450 DEEDWARRSP
02/21/2025 08:40:30 AM 7 pgs
Fees: $38.00 Taxes: $8,140.00
20250221-0012748

This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
McGold, LLC 605 Calverton Lane Brentwood, TN 37027	Same	142020F00100CO (Unit A) 142020F00200CO (Unit B)

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MYS2, LLC**, a Tennessee limited liability company, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **MCGOLD, LLC**, a Tennessee limited liability company, Grantee, that certain real estate located at 7518A and 7518B Highway 70 South, Nashville, Tennessee in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors, heirs, and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no others.

Whenever 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 and acknowledgment on following page]

Witness our hand as of the 14 day of February, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

GRANTOR:

MYS2, LLC,
a Tennessee limited liability company

By: _____
Shawn Lehman-Grimes, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shawn Lehman Grimes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged he is a Member of MYS2, LLC, a Tennessee limited liability company, the within named bargainor, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14 day of February, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

_____
Notary Public
My Commission Expires: 5-9-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this the 14 day of February, 2025.

Notary Public

My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT A
(Property Description)

Being a certain business condominium unit situated within Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of the MYS2 Business Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for MYS2 Business Condominiums (a Condominium Horizontal Property Regime), of record in Instrument No. 20200123-0008565; as amended in Instrument No. 20241211-0096154, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, the boundary plat of record in Instrument No. 20040505-0051267, said Register's Office, for a more complete identification and placement of such Unit.

Together with Easement Agreement of record in Instrument No. 20090326-0027310, Register's Office for Davidson County, Tennessee.

And:

Being a certain business condominium unit situated within Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of the MYS2 Business Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration for MYS2 Business Condominiums (a Condominium Horizontal Property Regime), of record in Instrument No. 20200123-0008565; as amended in Instrument No. 20241211-0096154, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended, the boundary plat of record in Instrument No. 20040505-0051267, said Register's Office, for a more complete identification and placement of such Unit.

Together with Easement Agreement of record in Instrument No. 20090326-0027310, Register's Office for Davidson County, Tennessee.

Both Units being a portion of the property conveyed to MYS2 LLC, a Tennessee limited liability company by Warranty Deed from Hailwest Properties, a Tennessee general partnership, dated October 22, 2018, recorded October 24, 2018, of record in Instrument No. 20181024-0105221, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(Permitted Encumbrances)

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters appearing on the site plan attached as exhibit the Declaration for MYS2 Business Condominiums (a Condominium Horizontal Property Regime), of record in Instrument No. 20200123-0008565; as amended in Instrument No. 20241211-0096154, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the plan of record in Book 6900, page 901, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the plan of record in Book 6900, page 979, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plan of record in Book 7900, page 131, Register's Office for Davidson County, Tennessee.

6. All matters appearing on the plan of record in Book 7900, page 132, Register's Office for Davidson County, Tennessee.

7. All matters appearing on the plan of record in Instrument No. 20040505-0051267, Register's Office for Davidson County, Tennessee.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for MYS2 Business Condominiums (a Condominium Horizontal Property Regime), of record in Instrument No. 20200123-0008565; as amended in Instrument No. 20241211-0096154, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws attached as exhibit to said Declaration.

9. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions, of record in Book 7860, page 964; as amended in Instrument No. 20040528-0062845, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws attached as exhibit to said Declaration.

10. Charter for Owners Association of record in Book 7860, page 958, Register's Office for Davidson County, Tennessee.

11. Charter for Owners Association of record in Instrument No. 20200123-0008468, Register's Office for Davidson County, Tennessee.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141204-0111271, Register's Office for Davidson County, Tennessee.

13. Easement Agreement of record in Instrument No. 20090326-0027310, Register's Office for Davidson County, Tennessee.

14. Easement for Public Utilities of record in Instrument No. 20000302-0020676, Register's Office for Davidson County, Tennessee.

15. Easement for Public Utilities of record in Instrument No. 20000915-0091871, Register's Office for Davidson County, Tennessee.

16. Agreement and Release of record in Book 10569, page 588; and in Book 11438, page 868, Register's Office for Davidson County, Tennessee.

17. Stormwater Quality Agreement of record in Instrument No. 20040503-0050070, Register's Office for Davidson County, Tennessee.

18. Lien for special assessments as provided in the Declaration.

19. Rights of others in and to the common area/elements.

20. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated.

21. Unrecorded lease agreements.

22. Rights of tenants in possession.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/14/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/14/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

