Karen Johnson Davidson County
Batch# 1248579 DEEDWARRSP
03/20/2025 12:29:30 PM 6 pgs
Fees: $33.00 Taxes: $14,985.00
20250320-0020515

This Instrument Was Prepared By:
Robin Uricchio, Esq.
Byrd, Campbell, P.A.
180 Park Avenue North, Suite 2A
Winter Park, Florida 32789

Address New Owner(s):	**Send Tax Bills to:**	**Tax Identification No.:**
Jay Kuber LLC 3430 Percy Priest Dr. Nashville, TN 37214 Attn: Nayankumar Patel	Jay Kuber LLC 3430 Percy Priest Dr. Nashville, TN 37214 Attn: Nayankumar Patel	097 00 0 145.00

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 considerations, the receipt of which is hereby acknowledged, **CALUMET OFFICE PARK, LTD.**, an Alabama limited partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JAY KUBER LLC**, a Tennessee limited liability company (the "Grantee"), all of its right, title and interest in certain real property in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property known as 711 Stewarts Ferry Pike, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Except as stated herein, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise. Notwithstanding anything to the contrary herein, the warranties of title provided in this Special Warranty Deed shall apply only to that portion of the property that Grantor acquired by Warranty Deed recorded in Book 8882, Page 889, Register's Office for Davidson County, Tennessee. As to the portion of the property acquired by Grantor by Quitclaim Deed recorded in Instrument No. 20250205-0008829, Register's Office for Davidson County, Tennessee, Grantor makes no representations or warranties, express or implied, as to title, encumbrances, or the right to convey, and such portion is conveyed "**AS IS, WHERE IS**" and "**WITH ALL FAULTS**," without recourse against Grantor. Grantee acknowledges and agrees that it shall have no claim against Grantor for any defects in or issues related to title for that portion of the property conveyed to Grantor by said Quitclaim Deed.

Whenever used, the singular shall include the plural, the plural the singular, and the use

of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2025.

Grantor
CALUMET OFFICE PARK, LTD.,
an Alabama limited partnership

By: **Innisfree Hotels, Inc.**,
a Florida corporation, its general partner

By: _____
Name: S. Brooks Moore
Title: CFO

STATE OF FLORIDA
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me this 5th day of March, 2025, by means of ☑ physical presence or ☐ online notarization, by S. Brooks Moore, as CFO of Innisfree Hotels, Inc., a Florida corporation, as general partner on behalf of Calumet Office Park, Ltd., an Alabama limited partnership, who ✓ is personally known by me or who ____ produced _____ as identification, and who did/did not take an oath.

ISABELLE SPEAR
Commission # HH 585168
Expires August 20, 2028

Isabelle Spear
(Print or Type Name of Notary)
Notary Public, State of Florida
My Commission Expires: August 20th, 2028

STATE OF Florida)
Santa)
COUNTY OF Rosa)

The actual consideration or value, whichever is greater, for this transfer is $4,050,000.00.

Affiant

Subscribed and sworn to before me this 5th day of March, 2025.

ISABELLE SPEAR
Commission # HH 585168
Expires August 20, 2028

Isabelle Spear
Notary Public
My Commission Expires: August 20, 2028

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Consolidation Plat Calumet Office Park, as shown on plat of record in Plat Instrument No. 20250128-0006569, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of U.S. Tract No. 104 acquired by The United States of America via Declaration of Taking entitled United States of America vs. 9730 Acres of Land, more or less, situate in Davidson County, State of Tennessee, and Larchwood, Inc., et al. Civil Action No, 3592 filed on September 30, 1963 in the United States District Court for the Middle District of Tennessee, Nashville Division.

Being the same property conveyed to Calumet Office Park, Ltd. by Warranty Deed from Calumet Motels Limited, an Alabama limited partnership, dated 03/03/1993, of record in Book 8882, Page 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Calumet Office Park, Ltd., an Alabama limited partnership by Quitclaim Deed from United States of America, acting by and through the Administrator of General Services ("GSA"), dated 01/29/2025, of record in Instrument No. 20250205-0008829, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 7, 2025.

Affiant
Date: March 7, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of March, 2025

Notary Public

My Commission Expires: 11/8/28

