Karen Johnson Davidson County
Batch# 1254830 DEEDWARR
04/01/2025 01:05:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20250401-0024672

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38542	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2025. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SWHQ OFFICE, LLC 4117 Hillsboro Pike, Ste 103255, Nashville, 37215-2728	SWHQ OFFICE, LLC 4117 Hillsboro Pike, Ste 103255, Nashville, 37215-2728	Map and Parcel No.: 117100C10300CO

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, Greene Holdings, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SWHQ OFFICE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Bedford Avenue, #103, Nashville, TN 37215.

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

And 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2025.

Greene Holdings, LLC, a Tennessee limited liability company

BY: _____
Nathaniel J. Greene, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Nathaniel J. Greene, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole and Managing Member of Greene Holdings, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of April, 2025.

_____
Notary Public

My Commission Expires: 3/8/28

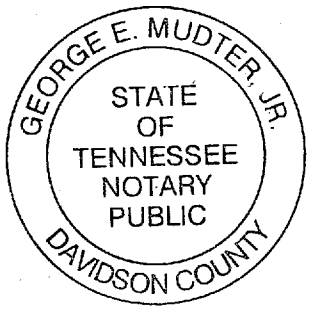


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of Bedford Plaza Office Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Bedford Avenue Subdivision, Phase 3 of record in Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Greene Holdings, LLC, a Tennessee limited liability company, by deed dated January 31, 2017 from MSJB, LLC, a Tennessee limited liability company, and Deborah Sue Miller, an unmarried woman, of record in Instrument No. 20170131-0010363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bedford Plaza Office Condominiums, of record in Instrument No. 20080225-0018414, amended in Instrument No. 20080411-0036887, Instrument No. 20110824-0065389, corrected by Scrivener's Affidavit in Instrument No. 20110829-0066820, amended in Instrument No. 20140929-0089626, and Instrument No. 20150619-0059057, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20061115-0141901, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3914, page 9, Book 3914, page 73, and Book 3914, page 89, Register's Office for Davidson County, Tennessee.
5. Easement for public utility and drainage of record in Instrument No. 20060811-099296, Register's Office for Davidson County, Tennessee.
6. Easement for Future Access of record in Instrument No. 20050812-0095776, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20070313-0030587, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20081117-0113162, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewit and that this electronic document is a true and exact copy of the original document executed authenticated according to law on 4/1/25 (date of document).

Affiant Signature

4/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

