Karen Johnson Davidson County
Batch# 1264909 DEEDWARRSP
04/25/2025 08:11:30 AM 6 pgs
Fees: $33.00 Taxes: $4,617.60
20250425-0031793

2

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
c/o Brookside Properties, Inc. 2002 Richard Jones Road, Suite 200C Nashville, Tennessee 37215	131-02-0-019.00 131-02-0-205.00	Same
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1221 Broadway, Suite 2400, Nashville, TN 37203		

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, **MIDTOWN PROPERTY INVESTMENTS, LLC**, a Tennessee limited liability company ("Grantor") has bargained and sold, and by these presents transfers and conveys to **PARK PLACE 4105 HILLSBORO PIKE, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, an undivided 50% fee simple interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters of public record .

This is improved Property known as 4105 Hillsboro Pike, Nashville, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 1,248,000.00

Yvonne Hall
Affiant

Subscribed and sworn to before me this 24 day of April 2025.

Lisa Farris
Notary Public
My Commission Expires: 07-18-2028

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

4936-9800-9098.1

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

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24 22nd day of April, 2025.

MIDTOWN PROPERTY INVESTMENTS, LLC, a Tennessee limited liability company

By: _____
John W. Clay III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State John W. Clay III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of MIDTOWN PROPERTY INVESTMENTS, LLC, a Tennessee limited liability company, and that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this 21ST day of April, 2025.

Delsa J. Carter
Notary Public

My Commission Expires: 07-07-2025

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT A

Legal Description

Lot No. 1:

Land in the 9th Ward of the City of Nashville, formerly the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 1 and the southerly part of Lot No. 6 of Block "C" on the map of Hillsboro-Hobbs Road Subdivision, not of record, described together in part according to a survey made by J.R. Scott, Surveyor, December 5, 1939, in part according to a survey made by John M. Sullivan, County Surveyor, December 7, 1949, and in part according to a survey made by R.T. Snyder and W.H. Sproles, Surveyors, December 21, 1962, as follows:

Beginning at the intersection of the northwesterly margin of Hillsboro Road and the northerly margin of Hillsboro Drive; thence N, 38 degrees E. 49.20' with the northwesterly margin of Hillsboro Road to a point; thence N. 55 degrees 30' W, 213.11' to a point in the line between Lots Nos. 6 and 7 on said map, also being the easterly line of the property conveyed to Nelson Griswold, Jr. by deed from E. L. Savely and wife, as of record in Book 3368, page 311, Davidson County Register's Office, thence with the line between Lots Nos. 6 and 7 along Griswold's easterly line S. 11 degrees-08' W. 59.77' to the northerly margin of Hillsboro Drive; thence with said margin S. 84 degrees - 22' E. 11.9 and S. 55 degrees -30' E, 176' to the point of beginning.

Lot No. 2:

Land in the 9th Ward of the City of Nashville, formerly the 7th Civil District of Davidson County, Tennessee, being the northeasterly part of Lot No. 1 and part of Lot No. 2 and a part of Lot No. 6 of Block "C" on the map of Hillsboro-Hobbs Road Subdivision, not of record, described together in part according to a survey made by JR. Scott, Surveyor, December 5, 1939, in part according to a survey made by John M. Sullivan, County Surveyor, December 7, 1949, and in part according to a survey made by R.T. Snyder and W.H. Sproles, Surveyors, December 21, 1962, as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road at the southeast corner of the property conveyed to Mannie Sue Stephens by deed from E.G. Vester and wife, as of record in Book 1807, page 143, Register's Office for said County; thence with said Stephens' southwesterly line N 54 degrees -22' W, 143,11' to a point in the line between Lots Nos. 2 and 3 on said map, thence N 55 degrees - 30' W, 94.9' to the line between Lots Nos. 6 and 7 on said map, also being the easterly line of the property conveyed to Nelson Griswold, Jr., by deed from E.L. Savely and wife, as of record in Book 3368, page 311, said Register's Office; thence with the line between Lots Nos. 6 and 7 along said Griswold's easterly line S 11 degrees -08' W. 55.23' to a point; thence S 55 degrees -30' E, 213.11' to a point in the northwesterly margin of Hillsboro Road; thence with said margin N 38 degrees E, 47.97' to a point of beginning.

LAND ALSO BEING DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY BY TED J. STEVENSON II, TN R.L.S. NO. 2136, WITH RAGAN SMITH, DATED DECEMBER 3, 2019, JOB NO. 12069, AS FOLLOWS:

BEING A CERTAIN TRACT OF LAND LYING IN THE TWENTY-FIFTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS LOCATED IN THE NORTHWESTERLY QUADRANT OF THE INTERSECTION OF HILLSBORO PIKE AND HILLSBORO DRIVE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT A P.K. NAIL (OLD) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE AND THE NORTHEASTERLY RADIUS RETURN OF HILLSBORO DRIVE RIGHT-OF-WAY LINE AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID HILLSBORO PIKE RIGHT-OF-WAY LINE WITH SAID HILLSBORO DRIVE RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 51 DEGREES 58 MINUTES 51 SECONDS, A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 22.68 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 54 MINUTES 50 SECONDS WEST, 21.91 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH THE HILLSBORO DRIVE RIGHT-OF-WAY LINE, NORTH 51 DEGREES 40 MINUTES 56 SECONDS WEST, 160.00 FEET TO A P.K. NAIL (NEW);

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, NORTH 80 DEGREES 33 MINUTES 16 SECONDS WEST, 11.90 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHEASTERLY CORNER OF GRISWOLD ENTERPRISES, LP. OF RECORD IN DEED BOOK 11063, PAGE 677, R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE);

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH SAID GRISWOLD ENTERPRISES, LP., NORTH 14 DEGREES 22 MINUTES 20 SECONDS EAST, 115.92 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP AT THE SOUTHWESTERLY CORNER OF SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION OF RECORD IN DEED BOOK 4898, PAGE 47, R.O.D.C.T.;

THENCE, WITH SAID SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, SOUTH 52 DEGREES 12 MINUTES 01 SECONDS EAST, 94.97 FEET TO A 5/8" IRON ROD (OLD) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID SECURITY FEDERAL SAVINGS & LOAN ASSOCIATION, SOUTH 50 DEGREES 05 MINUTES 23 SECONDS EAST, 143.11 FEET TO A P.K. NAIL (NEW) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HILLSBORO PIKE;

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 40 DEGREES 59 MINUTES 15 SECONDS WEST, 82.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,241 SQUARE FEET OR 0.49 ACRES, MORE OR LESS.

Being the same property conveyed to Midtown Property Investments, LLC, a Tennessee limited liability company by Quitclaim Deed of record as Instrument No. ___202504250031792_ _____, said Register's Office.

Certificate of Authenticity

I, YVONNE HALL, 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 04-22-2025.

Date

Yvonne Hall

Affiant Signature

04-24-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2025.

Lisa Farris

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)