SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265266 DEEDWARRSP
04/28/2025 10:24:30 AM 7 pgs
Fees: $38.00 Taxes: $7,955.00
20250428-0032358

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,150,000.

Affiant

Subscribed and sworn to before me, this the 25th day of Apr., 2025.

Notary Public

My Commission Expires: 1/17/2

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

THIS INSTRUMENT PREPARED BY:
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Mathews Wedgewood Property, LLC 615 Third Avenue South, Suite 500 Nashville, Tennessee 37210	Same	10511023900 10511023800

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carney Estates, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **Mathews Wedgewood Property, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns those certain tracts or parcels of land located in Davidson County, Tennessee and described on **Exhibit A** attached hereto (the "**Land**"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "**Property**"). For purposes of clarification, Molly Vice, in her capacity as the personal representative of the estate of Matthew Allen Carney, the sole member and manager of Grantor, has authority to execute this deed on behalf of Grantor pursuant to the order attached hereto as **Exhibit B**.

The Property is improved property located at (i) 609 Wedgewood Avenue, Nashville, Tennessee 37203, and municipally known as Map/Parcel No. 10511023900 and (ii) 611 Wedgewood Avenue, Nashville, Tennessee 37203, and municipally known as Map/Parcel No. 10511023800.

This conveyance is expressly made subject to those matters (the "**Permitted Exceptions**") more specifically set forth on **Exhibit C** attached hereto and incorporated herein by this reference.

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

GRANTOR COVENANTS WITH GRANTEE THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY IN FEE SIMPLE AND GRANTOR HAS A GOOD RIGHT TO CONVEY THE PROPERTY.

GRANTOR FURTHER COVENANTS and binds Grantor and their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (subject to the Permitted Exceptions), but not further or otherwise.

EFFECTIVE this 25 day of April, 2025.

[*Signature page follows*]

SIGNATURE PAGE

TO

SPECIAL WARRANTY DEED

GRANTOR:

Carney Estates, LLC,
a Tennessee limited liability company

Molly Vice, as Personal Representative of the Estate of Matthew Allen Carney, Sole Member and Manager of Carney Estates, LLC

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Molly Vice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the personal representative of the estate of Matthew Allen Carney, the sole member and manager of the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name as the personal representative of the estate of Matthew Allen Carney, the sole member and manager of Carney Estates, LLC.

WITNESS my hand and office, this 25 day of April, 2025.

Notary Public

My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Tract 1: being Lot No. 26 on the map of GEO. I. WADDEY'S SUBDIVISION of record in Book 547, Page 8, register's office for said county. Said lot fronts 50 feet on the South side of Wedgewood Avenue, and runs back between parallel lines 168 feet to a dead line.

Tract 2: being the Southeast part of Lot No. 13 on the map of JOSEPH W. HORTON PROPERTY, of record in Plan Book 1, Page 44 of the Chancery Court at Nashville. Said part of Lot fronts 75 feet on the Southerly side of Wedgewood Avenue and runs back between parallel lines, along the Easterly line of Lot No. 13, 167.6 feet to a dead line.

Being the same property conveyed to Carney Estates, LLC, by Warranty Deed from Louise R. Armstrong, Grantor of Tract 1, and Kenneth M. Ballew, Grantor of Tract 2, of record in Instrument No. 201606170061479, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

ORDER TO APPROVE PURCHASE AND SALE AGREEMENT

See attached.

EXHIBIT C

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2025 and future years, the liens for such future years not yet due and payable.
2. All matters shown on plat(s) of record in Plan Book 1, Page 44, in the Chancery Court's office of Davidson County, Tennessee.
3. All matters shown on plat(s) of record in Book 547, Page 8, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 04/25/2025 (date of document).

Bainbridge Dillion
Affiant Signature

04/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of April 25, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

