Karen Johnson Davidson County
Batch# 1270945 DEEDWARRSP
05/09/2025 08:02:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20250509-0036320

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Anton RX, LLC 113 S. Boyd Street Winter Garden, Florida 34787	093-06-1E-102.00CO	Same as New Owner
This instrument prepared by: Polsinelli P.C. 501 Commerce Street, Suite 1300, Nashville, Tennessee 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 which are hereby acknowledged, **SDS VENTURES, LLC,** a Texas limited liability company ("**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **ANTON RX, LLC**, a Florida limited liability company ("**Grantee**"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, 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 those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"). This is improved property located at and known as 305 Church Street, Unit 102, in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend 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 otherwise.

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00

Stacy Denson Palmer
Affiant

Subscribed and sworn to before me this 7 day of May, 2025.

Dongelia Davis
Notary Public
My Commission Expires: 1/22/2029

DONGELIA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 6th day of May 2025, to be effective on May 7, 2025.

SDS VENTURES, LLC,
a Texas limited liability company

By: _____
Name: Mark Roenigk
Title: Authorized Signatory

STATE OF TEXAS §

COUNTY OF Bexar §

This instrument was acknowledged before me on the 6th day of May 2025, by Mark Roenigk on behalf of SDS Ventures, LLC, a Texas limited liability company.

ALISA MAGEE
Notary Public
State of Texas
ID # 12831466-1
Comm. Expires 06/30/2026

_____
Notary Public, State of Texas

Signature Page to Special Warranty Deed

Exhibit A

Legal Description

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

305 Church Street, Unit 102, and rights to one parking space, of the Church Street Lofts of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument No. 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed, of record as Instrument No. 20050927- 0115946; by Second Amendment to Master Deed, of record as Instrument No. 20060728-009 1581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed, of record as Instrument No. 20060731-0092812, Register's Office for Davidson County, Tennessee; by Fourth Amendment to Master Deed, of record as Instrument No. 20060907-0110529, Register's Office for Davidson County, Tennessee; and by Fifth Amendment to Master Deed, of record as Instrument No. 20061013-0127441, such Fifth Amendment being re-recorded as Instrument No. 20061027 -0133858, and by Sixth Amendment to Master Deed, of record in Instrument No. 201803150024341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SDS Ventures, LLC, a Limited Liability Company by Warranty Deed from Henry J. Coffey, Jr. and Susan C. Castle, Co-Trustees of Coffey-Castle Family Revocable Living Trust Agreement dated February 12, 2021 of record in Instrument No. 202201050002233; as corrected by Scrivener's Affidavit of record in Instrument No. 202202010011309, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2025 and subsequent years not yet assessed, a lien not yet due and payable.
2. Terms and provisions of Restrictive Covenants, by Capital Mall Redevelopment Project, of record in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, and amended in Book 10512, Page 464 and in Instrument No. 20020626007679 5, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Master Deed For The Banner Block Condominiums, by The Exchange Lofts, LLC, 303 Church, LLC and 3rd & Church, LLC, of record in Instrument No. 200505270060419; as amended by First Amendment of record in Instrument No. 200509270115946; as amended bySecond Amendment of record in Instrument No. 200607280091581; as amended by Third Amendment of record in Instrument No. 200607310092812; as amended by Fourth Amendment of record in Instrument No. 200609070110529; as amended by Fifth Amendment of record in Instrument No. 200610130127441 and in Instrument No. 200610270133858; as amended by Sixth Amendment of record in Instrument No. 201803150024341, in the Register's Officen of Davidson County, Tennessee.
4. Charter for Banner Block Condominium Association, Inc. of record in Instrument No. 200410010118481; as amended in Instrument No. 200505110053156, in the Register's Office of Davidson County, Tennessee.
5. Covenants, conditions, and restrictions related discrimination contained in Deed of recorded in Instrument No. 200509270115945, in the Register's Office of Davidson County, Tennessee.
6. Notice of Adoption of Resolution Establishing Commercial Uses and Restrictions of record in Instrument No. 2024042200258422, in the Register's Office of Davidson County, Tennessee.
7. Charter of Church Street Lofts Condominium Association, Inc. of record in Instrument No. 200506070064901, 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 05/ 07 /2025 (date of document).

Bainbridge Dillion
Affiant Signature

05/07/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of May, 2025 .

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

