Karen Johnson Davidson County
Batch# 1279550 DEEDWARRSP
05/30/2025 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $9,902.94
20250530-0042547

This Instrument Prepared and Return to: Robert L. Scruggs, Attorney 2021 Richard Jones Road, Ste 220 Nashville, TN 37215	**OATH OF VALUE** STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,676,470.59. Affiant Subscribed and sworn to before me this 29th day of May 2025. Notary's Signature My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Spartan AZ QOZB, LLC 3034 East Baars Avenue Gilbert, Arizona 85298	Same As New Owner	See Exhibit "A"

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Bryce Bentley** (hereinafter referred to as "Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto **Spartan AZ QOZB, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"); Its successors and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to-wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The above-referenced land is unimproved property located at:
1229, 1231, 1233, 1235, 1237, 1239, 1241 & 1247 Dickerson Pike, Nashville, TN 37207 and 104 Dougals Avenue Units 11, 12, 13, 16 & 17, Nashville, TN 37207, Nashville, TN 37212, as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors, and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 29 day of May 2025.

GRANTOR:

Bryce Bentley

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Bryce Bentley** with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 28 day of May 2025.

WILLIAM PARSONS
Notary Public - Arizona
Maricopa County
Commission # 612704
My Comm. Expires Sep 13, 2025

Seal

Notary's Signature
My Commission Expires: 9-13-25

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Units 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 16 and 17 as shown on Exhibit "B" in the Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., as amended, of record in Instrument No. 20210811-0108593, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) the plat filed at Exhibit "B" and By-laws appended thereto as Exhibit "D," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Bryce Bentley by Warranty Deed from Rise Development, LLC, a Colorado Limited Liability Company of record in Instrument No. 20240927-0075087, dated September 24, 2024, and recorded September 27, 2024, Register's Office for Davidson County, Tennessee.

Map & Parcel: 071-15-0V-001.00CO
Map & Parcel: 071-15-0V-002.00CO
Map & Parcel: 071-15-0V-003.00CO
Map & Parcel: 071-15-0V-004.00CO
Map & Parcel: 071-15-0V-005.00CO
Map & Parcel: 071-15-0V-006.00CO
Map & Parcel: 071-15-0V-007.00CO
Map & Parcel: 071-15-0V-010.00CO
Map & Parcel: 071-15-0V-011.00CO
Map & Parcel: 071-15-0V-012.00CO
Map & Parcel: 071-15-0V-013.00CO
Map & Parcel: 071-15-0V-016.00CO
Map & Parcel: 071-15-0V-017.00CO

EXHIBIT B
Permitted Exceptions

1. Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20210811-0108593, Register's Office of Davidson County, Tennessee.

2. By-Laws of Douglas and Dickerson Townhomes Association, Inc. of record as Exhibit "D" in the Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20210811-0108593, Register's Office of Davidson County, Tennessee.

3. All matters as shown on Exhibit "B" of the Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), of record as Instrument No. 20210811-0108593, Register's Office of Davidson County, Tennessee.

4. All matters as shown on the Plan of Sharpe and Horn's Second Addition of record in Book 161, page 53, Register's Office of Davidson County, Tennessee.

5. Charter for Douglas and Dickerson Townhomes Association, Inc. of record as Exhibit "E" in the Declaration for Douglas and Dickerson Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20210811-0108593, Register's Office of Davidson County, Tennessee.

6. 2025 County Taxes and subsequent years are not due and payable.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 29th day of May 2025

Robert L. Scruggs, Affiant 5/29/25
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29th day of May, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025