Special Warranty Deed

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292225 DEEDWARRSP
07/01/2025 09:16:30 AM 6 pgs
Fees: $33.00 Taxes: $6,327.00
20250701-0051648

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is **$1,710,000.00**

Affiant

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

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT PREPARED BY

Wood Stabell Law Group, PLLC
4535 Harding Pike Ste. 100
Nashville, TN 37205

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Center for Spiritual Living Nashville 158 Belle Forest Circle, Nashville, Tennessee	14200022500	*NEW OWNER*

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, **Alta Constructors, LLC**, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **Center for Spiritual Living Nashville**, a Tennessee nonprofit corporation (the "Grantee"), and their successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on **Exhibit A** attached hereto and incorporated herein.

This is improved property located and known as **158 Belle Forest circle, Nashville, Davidson County, Tennessee 37221**.

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee and his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantor (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 30 day of June, 2025.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

GRANTOR:

ALTA CONSTRUCTORS, LLC

By: _____

Name: Adam Leibowitz

Its: President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Adam Leibowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President (or other officer authorized to execute the instrument) of **Alta Constructors, LLC**, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of company as such officer.

Witness my hand, at office, this 24 day of June, 2025.

_____
Notary Public

_____
My Commission Expires: _____

AARIKA NIETO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A TO SPECIAL WARRANTY DEED
DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bellevue Center, Section 3, of record in Book 5200, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete legal description.

Being the same property conveyed to ALTA CONSTRUCTORS, LLC, a Tennessee limited liability company, by Special Warranty Deed from Jackson M. Welch, Jr., as Substitute Trustee of the Duke Family Irrevocable trust u/a/d November 19, 2020 and not otherwise, of record in Instrument No. 20200928-0110974, said Register's Office.

EXHIBIT B TO SPECIAL WARRANTY DEED

Exceptions and Permitted Encumbrances

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-00-0-225.00.

   If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 5200, page 103, said Register's Office.

Certificate of Authenticity

I, Melissa Godz, 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 June 30, 2025.

Date

Affiant Signature

June 30, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of June, 2025.

Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)

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