Karen Johnson Davidson County
Batch# 1294577 DEEDWARRSP
07/08/2025 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $6,031.00
20250708-0053579

Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills to:
HASA, LLC 8447 Wilshire Blvd. Ste. 200 Beverly Hills, CA 90211	083-090.12-400	Same
This instrument prepared by: Bradley Arant Boult Cummings, LLP (REL) 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, **TYH, LLC**, a Tennessee limited liability company (the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to **HASA, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's successors and assigns, certain improved land located at 1104 Forest Avenue, Nashville, Davidson County, State of 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 exceptions set forth on Exhibit B, which is attached hereto and incorporated herein by reference (the "**Permitted Exceptions**").

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.

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 himself to warrant and forever defend the title to the Property to the Grantee, Grantee's (heirs) (successors) and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of value, whichever is great for this transfer is $1,630,000.00.

Affiant

Subscribed and sworn to before me this 7th day of July 2025.

Notary Public
My Commission Expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

IN WITNESS WHEREOF, the Grantor has executed this Deed this 7th day of July, 2025.

GRANTOR:

TYH, LLC,
a Tennessee limited liability company

Kris Whipple, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kris Whipple, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of TYH, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized epresentative , and that he was duly authorized to execute the same.

WITNESS my hand and seal at office in the City of Nashville, Tennessee, on this 7th day of July, 2025.

Notary Public

Andrew Suzore
State of Tennessee Notary Public
Davidson County

My Commission Expires: May 8, 2028

EXHIBIT A

Legal Description

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

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Bransford McWhirter Subdivision of the Allison Place of record in Plat Book 161, Page 109, as revised in Plat Book 332, Page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to TYH, LLC by Warranty Deed from Janeen Burlison, unmarried of record in Instrument No. 20131105-0114832, Register's Office for Davidson County, Tennessee, dated November 04, 2013 and recorded on November 05, 2013.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2025, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 109, as revised in Plat Book 332, Page 20, Register's Office for Davidson County, Tennessee

Certificate of Authenticity

I, Andrew Suzore, 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 July 7, 2025.

Date

Affiant Signature

July 8, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027