Karen Johnson
Batch # 1295523
07/09/2025 02 40 26 PM
Fees $22 00 Taxes $0 00

Davidson County
DEEDWARRSP
4 pgs

20250709-0054097

THIS INSTRUMENT PREPARED BY:
Vytas Petrulis
Jackson Walker LLP
1401 McKinney Street, Suite 1900
Houston, Texas 77010

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER(S)
The Metropolitan Government of Nashville and Davidson County 511 Oman Street Nashville, TN 37203 Attention: Director of Nashville Metro Parks and Recreation	The Metropolitan Government of Nashville and Davidson County 511 Oman Street Nashville, TN 37203 Attention Director of Nashville Metro Parks and Recreation	03316028100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The transfer is exempt from transfer tax pursuant to the terms of T.C.A Section 67-4-409(a)(1)(e) and (f)(1-2).

Affiant

Subscribed and sworn to before me on this 9th day of July, 2025.

[Affix Seal]

DANA L EFFLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: October 4, 2027

FOR AND IN GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **GS RIVERGATE APARTMENTS LLC,** a Delaware limited liability company (hereinafter called "GRANTOR"), has bargained and sold, and by these

presents does transfer and convey unto **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY** (hereinafter called "GRANTEE"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE.

The Property's address is 300 Connare Drive, Nashville, Tennessee.

The Property is improved real property and is transferred subject to all matters recorded in the Register's Office of Davidson County, Tennessee, but only to the extent that the same are enforceable and affect or relate to the Property.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under GRANTOR, but not as to those claiming otherwise. Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on page following]

TO HAVE AND TO HOLD all and singular the Property before mentioned unto said GRANTEE, its successors and assigns forever.

WITNESS the execution hereof by GRANTOR this 10th day of March, 2025.

GS RIVERGATE APARTMENTS LLC,
a Delaware limited liability company

By: _____
Name: Matthew Evans
Title: Vice President

STATE OF Tennessee

COUNTY OF Williamson

Before me, a Notary Public of the State and County aforesaid, personally appeared Matthew Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be VP of GS RIVERGATE APARTMENTS LLC, a Delaware limited liability company, and that he as such VP being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as VP.

Witness my hand and official seal, at office on this 10th day of March, 2025.

[Affix Seal]

LINDSAY WALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-12-2027

Lindsey Walton
Notary Public

My Commission Expires: 5/12/27

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, Resubdivision of Rivergate One Mile, Madison, Davidson County, Tennessee as shown on the Resubdivision Plat recorded as Instrument No. 20250221-0012691 in the Register's Office of Davidson County, Tennessee.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GS RIVERGATE APARTMENTS LLC BY SPECIAL WARRANTY DEED FROM GRAND PRIX, LLC AT DOCUMENT NO. 20211221-0168382, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.