This Instrument Prepared By:

David M. Smythe
**SMYTHE HUFF & MURPHY, PC**
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Nashville, Tennessee 37212
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Karen Johnson Davidson County
Batch# 1297567 DEEDWARRSP
07/14/2025 02:20:30 PM 5 pgs
Fees: $28.00 Taxes: $7,455.50
20250714-0055364

# SPECIAL WARRANTY DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Nos.: |
|---|---|---|
| Adhikary LLC<br>2814 Azalea Place<br>Nashville, Tennessee 37204 | ~~Same~~ c/o<br>13821 FLAT TOP RANCH RD.<br>AUSTIN, TX 78732 | Map No. 118-07<br>Parcel 140.00 |

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,015,000.00.

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Affiant

Subscribed and sworn to before me, this 14 day of July, 2025.

Notary Public

My Commission Expires: 9/13/2028

**FOR AND IN CONSIDERATION** of the sum of Two Million Fifteen Thousand Dollars ($2,015,000.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PNB Holding Co. 1, Inc. (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Adhikary LLC, a Texas limited liability company (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit A attached hereto and made apart hereof.

This is improved property with a mailing and street address of 2814 Azalea Place, Nashville, Tennessee 37204.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest to said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2025 Davidson County taxes for the property which shall be prorated through the date of this conveyance;

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices which might be applicable to said property or which are listed as exceptions in the Chicago Title Insurance Company policy obtained by Grantee as part of this purchase.

The real estate and all improvements thereon are being sold by Grantor "as is." Grantor further covenants and binds itself, its administrators and assigns to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through and under Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this instrument by causing its name to be signed this 8th day of July, 2025.

**PNB Holding Co., I, Inc.**

**By:** _____

**Title:** Authorized Officer

**STATE OF** SOUTH CAROLINA )
**COUNTY OF** HORRY )

Before me, Sheri Phillips, a Notary Public of the State and County aforesaid, personally appeared Danny Broach with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self to be the Authorized Officer of **PNB Holding Co. 1, Inc.**, and who executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer or representative.

Witness my hand and seal at office in Myrtle Beach, SC, this 8th day of July, 2025.

Notary Public

My Commission Expires:
3/25/35

SHERI PHILLIPS
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES MARCH 25, 2035

# EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 13 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronald Fair and Stefanie Jill Fair, husband and wife, by Warranty Deed from Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/2021, amended and restated by Agreement dated 08/15/2012, of record in Instrument No. 20170119-0005989 in the Register's Office of Davidson County, Tennessee, dated January 17, 2017, and re-recorded on January 19, 2017.

Being the same property conveyed to Fairground Studios, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ronald Fair and Stefanie Jill Fair, husband and wife, of record in Instrument No. 20171221-0129902 in the Register's Office of Davidson County, Tennessee, dated December 19, 2017, and recorded on December 21, 2017.

Being the same property conveyed to Soundville Holdings, LLC, by Warranty Deed from Fairground Studios, LLC, recorded in Instrument Number 20230404-0024414, Register's office for Davidson County, Tennessee.

Being the same property conveyed to PNB Holding Co. 1, Inc., by Substitute Trustee's Deed, recorded in Instrument Number 20250213-0011095, Register's office for Davidson County, Tennessee.

# Certificate of Authenticity

I, Joshua A. Terry, 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 8th 2025.

Affiant Signature – Joshua A. Terry

7/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON