Karen Johnson Davidson County
Batch# 1301979 DEEDWARRSP
07/25/2025 08:28:30 AM 7 pgs
Fees: $38.00 Taxes: $9,620.00
20250725-0058777

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
NFLS Holdings, LLC 1305 Locust Ave SE Huntsville, Alabama 35801	Map/Parcel Nos. 034-06-0-027.00 & 034-06-0-026.00	SAME ADDRESS AS OWNER
This instrument prepared by: W. Preston White, Bradley Arant Boult Cummings LLP 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, 647 MYATT DRIVE HEALTHCARE LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to NFLS HOLDINGS LLC, an Alabama limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Schedule 1, 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 matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

The is improved property located at 647 & 651 Myatt Drive in Madison, Davidson County, Tennessee 37115.

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 the Permitted Encumbrances.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,600,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of July 2025.

Notary Public
My Commission Expires: 11/8/2028

KATHERINE W EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2028

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except that no warranty is made as to the amount of acreage in the Property.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 14 day of July, 2025.



GRANTOR:

647 MYATT DRIVE HEALTHCARE LLC,
a Tennessee limited liability company

By: _____
Bond E. Oman, its Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, David Horn, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Bond E. Oman, 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 Manager of 647 MYATT DRIVE HEALTHCARE LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Manager.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 17th day of July, 2025.

_____
Notary Public

My Commission Expires:
5-8-2028

SCHEDULE 1

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

PARCEL 1:

TRACT I: Beginning at an iron pin in the Easterly margin of Edgefield Junction Road, being an old railroad right-of-way, said point being the Southwest corner of a one-acre tract conveyed to Bedford Fite by deed of record in Book 583, page 42, Register's Office for said County; thence along what was Fite's Southerly line, North 48 deg. 50' East 313.5 feet to a point, a corner of what is known as the Spring Lot in the line of an old wall; thence along said wall South 28 deg. 05' East 164.5 feet to a corner of the land conveyed to Willie Boaz by deed of record in Book 347, page 401, said Register's Office; thence along what was formerly Boaz's Northerly line, and along a fence, South 51 deg. 11' West 266 feet to an iron pin the Easterly margin of said roadway; thence with the margin of Edgefield Junction Road, North 45 deg. West 148.3 feet to the beginning.

TRACT II: Beginning at a point in a rock wall, which is North 48 deg. 50' East 142 feet from the Northeast corner of Tract No. 1, hereinabove described, said point also being the Northeast corner of what was known as the "Spring Lot," and in the line of an old rock wall; thence North 48 deg. 50' East 19 feet to the center line of a branch; thence down said branch, South 37 deg. 38' East 145 feet to a point, and continuing with said branch South 7 deg. 56' West 185 feet to a point in the Easterly line of said Spring Lot, at a point in said old wall above mentioned; thence with the line of old wall, North 51 deg. 10' West 297 feet to the beginning.

TRACT III: Being a tract or parcel of land in the 10th Civil District of said County, known in the locality as the "Spring Lot" and described as follows:

Bounded on the North by the lands of B. Fite, on the East by lands of M. S. Poteat and Grizzard, on the West by the lands of M. S. Poteat and Boaz, and on the South by the property formerly owned by E. Draine and known as the "Home Tract".

PARCEL 2:

Land in Davidson Comity, Tennessee, near Edgefield Junction, in the 10th Civil District, and described as follows:

BEGINNING at a point on the Northeasterly margin of Edgefield Junction Road, said point being 551 feet, more or less, Southeasterly from the centerline of Spring Branch Road; running thence N 54° 45' E 499.69 feet to a point in the centerline of a creek, thence along said creek S 36° 50' E 103.35 feet to a point; thence S 52° 56' W 492.38 feet to a point on the North-Easterly margin of Edgefield Junction Road; thence along said Northeasterly margin N 40° 15' W 119.40 feet to the beginning.

PARCELS 1 and 2 are also described, as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the northeasterly right-of-way line of Myatt Drive, 85 feet in width, at a corner common with Lot 1 on the Resubdivision of Lot 1, Crestwood Suites of record in Instrument Number 200403090026542 in the Register's Office for Davidson County, Tennessee;

Thence leaving the northeasterly right-of-way line of Myatt Drive with the southerly line of said Lot 1, North 54 deg 45 min 37 sec East, passing an iron rod at 479.69 feet, 499.69 feet total to a point at the center of Spring Branch, aka Grizzard Branch, said point also being the southwesterly line of the property conveyed to Spring Branch, LLC of record in Instrument Number 200012050119163 in the Register's Office for Davidson County, Tennessee;

Thence with the westerly line of Spring Branch, LLC along the center of Spring Branch for the following calls:

South 34 deg 01 min 48 sec East, 143.78 feet to a point
South 15 deg 33 min 56 sec East, 172.45 feet to a point
South 17 deg 38 min 57 sec West, 101.81 feet to a point
South 19 deg 06 min 36 sec East, 78.99 feet to a point
South 58 deg 56 min 20 sec East, 98.36 feet to a point at a corner common with the property conveyed to The Richard H. Watts Family Partnership of record in Instrument Number 200710170123333 in the Register's Office for Davidson County, Tennessee;

Thence leaving the center of Spring Branch with the northeasterly line of said Watts Family Partnership South 78 deg 04 min 15 sec West, passing an iron rod set at 20.00 feet, 125.33 feet total to an existing iron rod at a corner common with the property conveyed to TriLen, LLC of record in Instrument Number 200612210157176 in the Register's Office for Davidson County, Tennessee;

Thence with the southeasterly property line of said TriLen, LLC, North 24 deg 45 min 45 sec West, 227.68 feet to an existing iron rod;

Thence with the northwesterly line of TriLen, South 55 deg 20 min 39 sec West, 279.78 feet to an existing iron rod on the northeasterly right-of-way line of Myatt Drive;

Thence with the northeasterly right-of-way line of Myatt Drive for the following calls:

with a curve to the left having a radius of 1472.40 feet, a curve length of 78.31 feet and a chord bearing and distance of North 39 deg 53 min 30 sec West, 78.30 feet to a point;

North 40 deg 05 min 05 sec West, 179.77 feet to the point of beginning.

Being the same property conveyed to 647 Myatt Drive Healthcare, LLC, a Tennessee limited liability company, by Deed from Rivergate Surgical Associates, a Tennessee general partnership, of record in Instrument No. 201708240087100, in the Register's Office of Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between M.S. Poteat and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4224, Page 212, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Issac Fite, Sr.; Stella Fite and Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 4224, Page 215, in the Register's Office of Davidson County, Tennessee.

4. Matters contained in Deed of recorded in Instrument No. 200408200100741, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 7/24/2025 (date of document).

Erica Allyn
Affiant Signature

7/24/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of July, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

