Karen Johnson Davidson County
Batch# 1304201 DEEDWARRSP
07/31/2025 02:05:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20250731-0060808

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Nash Investors, LLC 7459 Old Cox Pike Fairview, TN 37062	same as new owner	093-11-0H-056.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ATP INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **NASH INVESTORS, LLC,** a Wyoming limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 31st day of July, 2025.

ATP INVESTMENTS, LLC

By: _____
Joong Seo, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the SOLE MEMBER of ATP INVESTMENTS, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as SOLE MEMBER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as SOLE MEMBER.

Witness my hand and official seal at Nashville, TN, this 31st day of July, 2025.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $850,000.00.

_____
Affiant

Subscribed and sworn before me this 31st day of July, 2025.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

EXHIBIT "A"
Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 67 of Muse, A Planned Unit Development (A Horizontal Property Regime) as established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions establishing Muse, A Planned Unit Development of record in Instrument No. 20200123-0008592 and being further described as Unit No. 67 of Muse ™-Rutledge Hill, A Condominium Development, as established pursuant to the Declaration of Protective Covenants, Conditions and Restrictions establishing Muse™-Rutledge Hill, A Condominium Development, of record in Instrument No. 20211001-0132086, as amended in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in common elements and limited common elements as set forth in said Declaration.

Being the same property conveyed to ATP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MUSE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240515-0035832, dated May 14, 2024, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

a. Matters shown on the Plan of record in Book 5210, page 360, said Register's Office.

b. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20200123-0008592, said Register's Office.

c. Declaration of Protective Covenants, Conditions and Restrictions establishing MuseTm-Rutledge Hill, A Condominium Development, of record in Instrument No. 20211001-0132086, as amended in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, said Register's Office.

d. Restrictions as set out in the deed of record as Instrument No. 20160513-0048151, said Register's Office.

e. Agreement for Dedication of Public Right-of-Way of record as Instrument No. 20200127-0009426, said Register's Office.

f. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20200414-0038843, said Register's Office.

g. Conditions and Easements for the Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, Book 7631, page 606, Book 10512, page 464, Book 10512, page 477, and as Instrument Nos. 20130903-0092714, and 20130903-0092716, said Register's Office.

h. Subject to a street closing and any easement(s) retained in Ordinance No. BL 2019-1621, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

i. Rights of others in and to party walls.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/31/25 (date of document).

Affiant Signature

7/31/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

