Karen Johnson Davidson County
Batch# 1305634 DEEDWARRSP
08/04/2025 08:32:30 AM 7 pgs
Fees: $38.00 Taxes: $24,050.00
20250804-0061317

This Instrument Prepared By:
Houston Howell
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	Woodbine Community Organization (WCO), Inc. 643 Spence Lane Nashville, TN 37217	069 000 252.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Six Million and Five Hundred Thousand and No/100 Dollars ($6,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of August, 2025.

Notary Public

My Commission Expires: 5-8-28

JESSICA R. MAYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

For and in consideration of the sum of Six Million and Five Hundred Thousand and No/100 Dollars ($6,500,000.00), the receipt and sufficiency of which are hereby acknowledged, **CLARKSVILLE PIKE, LLC,** a New York limited liability company and **CURTIS STREET DEVELOPMENT, LLC**, a Tennessee limited liability company ("Grantors"), has bargained and sold, and by these presents does transfer and convey unto **WOODBINE COMMUNITY ORGANIZATION (WCO) Inc.,,** a Tennessee nonprofit corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is unimproved property located at 3031 Lawrence Avenue, Nashville, Davidson County, Tennessee 37218.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 30 day of ~~August~~ July, 2025.

GRANTOR:

CLARKSVILLE PIKE, LLC,
a New York limited liability company,

By: _____
Yitzchok Weinfeld, Authorized Signatory

STATE OF New York
COUNTY OF Rockland

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Yitzchok Weinfeld with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Signatory of **CLARKSVILLE PIKE, LLC**, a New York limited liability company, the within named bargainor, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Signatory.

Witness my hand and seal, this 30 day of ~~August~~ July, 2025.

_____
Notary Public

My Commission Expires:

03/18/2027

Pearl Solomon
Notary Public, State of New York
Registration No. 01SO0002942
Qualified in Rockland County
Commission Expires March 18, 2027

[Signature page to Deed]

Witness my hand this 30 day of ~~August~~ July, 2025.

GRANTOR:

CURTIS STREET DEVELOPMENT, LLC,
a Tennessee limited liability company,

By: _____
Yitzchok Weinfeld, Member

STATE OF New York
COUNTY OF Rockland

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Yitzchok Weinfeld with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Signatory of **CURTIS STREET DEVELOPMENT, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing his name as Authorized Signatory.

Witness my hand and seal, this 30 day of ~~August~~ July, 2025.

_____
Notary Public

My Commission Expires:

03/18/2027

Pearl Solomon
Notary Public, State of New York
Registration No. 01SO0002942
Qualified in Rockland County
Commission Expires March 18, 2027

[Signature page to Deed]

EXHIBIT A

PROPERTY DESCRIPTION

Certain real property in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 1, as shown on the Final Plat of Clarksville Pike, LLC & Curtis Street Development, of record in Instrument No. 20250606-0044666, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to CURTIS STREET DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CURTIS PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220105-0002079, dated December 16, 2021, said Register's Office.

And being a portion of the same property conveyed to NASHVILLE JV LLC, A NEW YORK LIMITED LIABILITY COMPANY, by deed from 3720 CLARKSVILLE PIKE LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, of record in Instrument No. 20210706-0090774, dated May 10, 2021, said Register's Office.

NASHVILLE JV LLC, A NEW YORK LIMITED LIABILITY COMPANY having conveyed to CLARKSVILLE PIKE, LLC, A NEW YORK LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20220520-0058738, dated May 18, 2022, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years.

2. Easement to the State of Tennessee of record in Instrument No. 20171222-0130561, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20250402-0025164, in said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20250402-0025170, in said Register's Office.

5. Matters shown on plat entitled "Final Plat of Clarksville Pike, LLC & Curtis Street Development,", of record in Instrument No. 20250606-0044666, in said Register's Office.

True Copy Certification

I, Jessica Mayberry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 30, 2025.

Date: 8/1/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Olivia David, a notary public for this county and state, Jessica Mayberry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Date: 8/1/2025

My Commission Expires: 9/5/2028
Notary Seal

