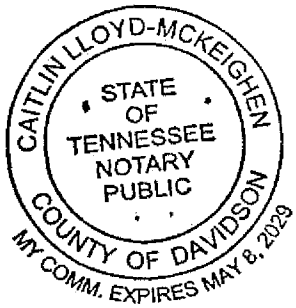
Karen Johnson Davidson County
Batch# 1313759 DEEDWARRSP
08/22/2025 03:49:30 PM 5 pgs
Fees: $28.00 Taxes: $4,810.00
20250822-0067495

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-8-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TN Hospitality LLC	Same as Owner	071 05 0I 014.00
(NAME) 725 Cool Springs Boulevard, Ste 600	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 which are hereby acknowledged, **Horizon Development Partners I**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **TN Hospitality LLC**, a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"), described on Exhibit "B", attached hereto and incorporated herein.

This is improved property located at 220 Twilight Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee acknowledges and agrees that the Property is subject to that certain Declaration of Covenants, Conditions and Restrictions for Horizon Nashville, a Planned Unit Development, of record as Instrument No. 20240215-0010634, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Horizon Nashville, of record as Instrument No. 20240530-0040235, said Register's Office, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22nd day of August, 2025.

GRANTOR:

Horizon Development Partners I,
a Tennessee general partnership

By: Craig Freiberg
Craig Freiberg, Authorized Representative

STATE OF TENNESSEE)

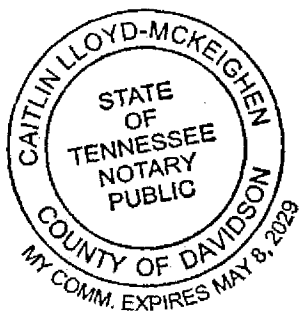
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Craig Freiberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he is the Authorized Representative of Horizon Development Partners I, a Tennessee general partnership, the within named Grantor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the Grantor.

WITNESS my hand, at office, this 22nd day of August, 2025.

C L McKeighen
Notary Public

My Commission Expires: 5-8-29



"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit 14, inclusive, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, as Amended in Instrument No. 20240530-0040235, Register's Office for Davidson County, Tennessee, said unit being depicted on Exhibit "B" to the aforementioned Declaration, to which Declaration reference is hereby made for a more particular description of said Unit.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Warranty Deed from Bill Munson and Sue Munson, husband and wife, of record in Instrument No. 20230104-0000657, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022, and recorded on January 04, 2023.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Quitclaim Deed (Consolidation of Tracts) from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20230329-0022854, in the Register's Office of Davidson County, Tennessee, dated March 29, 2023 and recorded on March 29, 2023.

Being a part of the same property conveyed to Horizon Development Partners I, a Tennessee general partnership, by Quitclaim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20240415-0026425, in the Register's Office of Davidson County, Tennessee, dated April 11, 2024, and recorded on April 15, 2024.

"EXHIBIT B"

PERMITTED EXCEPTIONS

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

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 411 W TRINITY LANE, as recorded in Plat Instrument No. 20211210-0164018.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20240215-0010634, as Amended in Instrument No. 20240530-0040235.

4. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Restrictions and Easements recorded in Instrument No. 20110816-0063234.

5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160318-0025870 and Instrument No. 20231228-0099788.

6. Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6273, Page 754, Book 6280, Page 13 and Book 9691, Page 988.

7. Easement for Water Mains and Appurtenances, recorded in Book 10316, Page 553 and Book 10316, Page 613.

8. Easement for Memorandum of Option for Utility, recorded in Instrument No. 20220825-0096229.

9. Easement recorded in Instrument No. 20241211-0096175.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 22, 2025.

Affiant Signature

August 22, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of August, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27