Karen Johnson Davidson County
Batch # 1327345 DEEDWARRSP
09/26/2025 02 35 35 PM 6 pgs
Fees $33 00 Taxes $13,727 00
20250926-0076998

THIS INSTRUMENT PREPARED BY
Thompson Burton PLLC
1800 West End Avenue, Suite 1550
Nashville, Tennessee 37203
Attention: Blake C. Bars, Esq

AND AFTER RECORDING RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, Tennessee 37206

SPECIAL WARRANTY DEED

Address New Owner(s) as follows	Send Tax Bills To	Tax/Map Parcel Numbers
Lazarus Fund LLC 8899 Beverly Blvd , Unit 4E West Hollywood, CA 90048	[same as new owner]	105-04-0-261 00 105-04-0-167.00 105-08-0-106.00 105-08-0-108 00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Urban Housing Solutions, Inc.**, a Tennessee nonprofit corporation (hereinafter referred to as "**Grantor**"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Lazarus Fund LLC**, a Tennessee limited liability company (hereinafter referred to as "**Grantee**", the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit

> ALL THAT TRACT OR PARCEL of improved land lying and being in Nashville, Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"), TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property")

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor

[Signatures Commence on Following Page]

EXHIBIT "A"
Legal Description of the Property

TRACT I: 1225 Lewis Street, Nashville, Tennessee 37210 (Map/Parcel 105-04-0-167-00)

LAND in Davidson County, Tennessee, being Lot No 18 on the plan of Trimble National Hill Plan, as shown on plat of record in Plat Book 21, Page 121, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being a portion of the same property conveyed to Urban Housing Solutions, Inc by Warranty Deed from G & G Consulting Company, Inc. of record in Instrument No 20110822-0064605 Register's Office for Davidson County, Tennessee, dated August 8, 2011 and recorded on August 22, 2011

TRACT II: 1335 Lewis Street, Nashville, Tennessee 37210 (Map/Parcel 105-08-0-108.00)

LAND in Davidson County, Tennessee, being Lot No 2, 3 and 4 on the plan of Spring Head Subdivision, as shown on plat of record in Plat Book 57, Page 99, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

Being a portion of the same property conveyed to Urban Housing Solutions, Inc. by Warranty Deed from G & G Consulting Company, Inc of record in Instrument No. 20110822-0064605 Register's Office for Davidson County, Tennessee, dated August 8, 2011 and recorded on August 22, 2011

TRACT III: 1216 Lewis Street, Nashville, Tennessee 37210 (Map/Parcel 105-4-0-261.00)

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Final Plat, Consolidation of Part of Lots No 16 and 17, in the Resubdivision of Old Fairgrounds Subdivision of record in Plat at Instrument No 20120807-0070402, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Urban Housing Solutions, Inc , a Tennessee nonprofit corporation by Warranty Deed from The Samaritan Group of record in Instrument No. 20110912-0070364 Register's Office for Davidson County, Tennessee, dated August 18, 2011 and recorded on September 12, 2011.

TRACT IV: 1331 Lewis Street, Nashville, Tennessee 37210 (Map/Parcel 105-08-0-106.00)

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Springhead Subdivision of record in Plat Book 57, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Urban Housing Solutions, Inc by Quitclaim deed from Metropolitan Development and Housing Agency of record in Instrument No 20120829-0078244 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 29, 2012.

EXHIBIT "B"
Permitted Exceptions

1 Taxes for the year 2025, a lien not yet due and payable

2 Subject to all matters shown on the Plan of record in Plat Book 21, Page 121, Register's Office for Davidson County, Tennessee

3. Subject to all matters shown on the Plan of record in Plat Book 57, Page 99, Register's Office for Davidson County, Tennessee

4. Possible encroachment of parking lot onto adjoining lot

5. Declaration of Restrictive Covenants by Urban Housing, Inc , a Tennessee non-profit corporation in favor and for the benefit of the Metropolitan Development and Housing Agency of Nashville, Tennessee of record in Instrument Number 20110822-0064607, in the Register's Office for Davidson County, Tennessee

6 Subject to all matters shown on the Plan of record as Instrument Number 20120807-0070402, Register's Office of Davidson County, Tennessee.

7 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20121130-0109870, in the Register's Office for Davidson County, Tennessee

8. Declaration of Restrictive Covenants by Urban Housing, Inc , a Tennessee non-profit corporation in favor and for the benefit of the Metropolitan Development and Housing Agency of Nashville, Tennessee of record in Instrument Number 20110912-0070365, in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9509, Page 580, Book 5909, Page 583, and Book 9509, Page 586, in the Register's Office for Davidson County, Tennessee. (Tract III)

10. Subject to all matters shown on the Plan of record in Plat Book 57, Page 99, Register's Office for Davidson County, Tennessee

11 Grant of Easement of record in Instrument Number 20150211-0012565, in the Register's Office for Davidson County, Tennessee

12 A Deed of Trust, Security Agreement and Fixture Filing by Urban Housing Solutions, Inc., trustor, to Phil Ryan, trustee, for the benefit of Metropolitan Development and Housing Agency, beneficiary, to secure a note in the original amount of $ 990,000.00 secured thereby, dated August 8, 2011, and recorded on August 22, 2011, of record as Instrument Number 20110822-0064606, Register's Office for Davidson County, Tennessee

13 First Amendment to Deed of Trust, Security Agreement, Fixture Filing and Amendment to Declaration of Restrictive Covenants of record in Instrument Number 20170321-0027418, in the Register's Office for Davidson County, Tennessee.

14 A Deed of Trust, Security Agreement and Fixture Filing by Urban Housing Solutions, Inc., trustor, to Phil Ryan, trustee, for the benefit of Metropolitan Development and Housing Agency,

beneficiary, to secure a note in the original amount of $ 866,250 00 secured thereby, dated August 19, 2011, and recorded on September 12, 2011, of record as Instrument Number 20110912-0070366, Register's Office for Davidson County, Tennessee

15. First Amendment to Deed of Trust, Security Agreement, Fixture Filing and Amendment to Declaration of Restrictive Covenants of record in Instrument Number 20170321-0027426, in the Register's Office for Davidson County, Tennessee

16. Subject to all matters shown on the ALTA/NSPS Land Title Survey Of Two Tracts of Land As Described in Deed Books 20110912-0070364, and 00003368-0000279 (R O D C.), Lying In The City Of Nashville, Tennessee, completed by Hopkins Surveying Group dated August 26th, 2025

17 Subject to all matters shown on the ALTA/NSPS Land Title Survey Lots 1, 2, 3, & 4, Springhead Subdivision, Plat Book 57, Page 99, And As Described In Instrument No. 20120829-0078244 and Instrument No. 20110822-0064605, R O.D C , Lying In The City Of Nashville, Tennessee, completed by Hopkins Surveying Group dated August 26th, 2025.

18. Any and all existing easements and restrictions as shown of record not stated herein

STATE OF TN)
) SS
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $3,710,000 00

Affiant

Sworn to and subscribed before me this 27 day of May 2025

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 25 day of SEPTEMBER 2025

Urban Housing Solutions, Inc.
a Tennessee nonprofit corporation

By: _____
Printed Name BRANT ELROD
Title: MANAGING DIRECTOR

STATE OF Tennessee)
) SS
COUNTY OF Dawson)

Before me, the undersigned Notary Public, personally appeared Brant Elrod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Director of Urban Housing Solutions, Inc , the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Director

Witness my hand and official seal, this 25th day of September, 2025

My Commission Expires.

_____
Notary Public

LOGAN BELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
06/08/2027
CHEATHAM COUNTY