Karen Johnson Davidson County
Batch# 1346256 DEEDWARR
11/14/2025 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20251114-0090771

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (975,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MRE OZ FUND, LLC (NAME)	**NEW OWNER** (NAME)	**09112026900**
522 40TH AVENUE NORTH NASHVILLE, TN 37209 (ADDRESS)	**3 SOUTH 9TH STREET, #303 NASHVILLE, TN 37206** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of November, 2025, the undersigned, **KIMMEL REALTY CO., INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MRE OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **522 40TH AVENUE NORTH, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, State of Tennessee, consisting of three tracts described as follows, to-wit:

Tract 1:

A certain tract of land situated in Davidson County, Tennessee being described according to an unrecorded survey made by William Robert Seigenthaler (Tennessee Registered Surveyor No. 177) dated October 27, 1985, revised on November 20, 1986, and re-drawn on December 10, 1986, to wit:

Beginning at a point in the Westerly margin of 39th Avenue North, being the most Northeasterly corner of certain property now owned by Robert E. Jackson and wife, Josephine H. Jackson, (said property having been acquired by them by deed of record in Book 5429, Page 152, Registers Office for Davidson County, Tennessee); thence, continuing along said Westerly margin of 39th Avenue, North, North 6°36"40' E. 50.21 feet to a point; thence, leaving said Westerly margin, South 88° 00" W 312.92 feet to a point; thence, North 6° 00" E 67.0 feet to a point; thence, South 88° 0" W 104.00 feet to a point in the Easterly margin of 40th Avenue North; thence, along said margin South 6° 00" W 157.00 feet. To a point; thence, leaving said margin North 88° 00" E 207.57 feet to a point; thence, North 6° 34" E 40.6 feet to a point; thence, North 88° 00" E 208.04 feet to the point of beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Clifton, of record in Book 21, Page 35, Register's Office for said County.

SAID part of said lot fronts 64-1/2 feet on the Southerly side of Delaware, formerly Correy Street, and extends back between parallel lines, parallel to and 104 feet East of 40th Avenue, North, formerly Clifton, 67 feet on its Easterly line and 75 feet on its West line to a dead line in the rear.

Tract 3:

Beginning at a point on the South side of Delaware Avenue (formerly Corry Street) 168 1/2 feet from the Southeast corner of Delaware Avenue and 40th Avenue North (formerly Clifton Avenue), thence Easterly along Delaware Avenue 51 1/2 feet, fronting on Delaware Avenue 51 1/2 feet, thence extending Southerly between parallel lines, the East line being 73 feet, more or less, and the West line being 74 feet, more or less, in length to a dead line, in the rear, said East and West boundary line being parallel with 40th Avenue, North. Said lot is a part of Lot No. 2 in the Plat of Clifton, of record in Plat Book 21, Page 35, Register's Office for Davidson County, Tennessee, having a width, as aforesaid of fifty-one and one-half (51 1/2) feet.

Being the same property conveyed to Kimmel Realty Co., Inc., a Tennessee Corporation, by Quitclaim Deed from Kimmel Realty Co., Inc., a Tennessee Corporation, of record in Instrument No. 2070413-0036096, in the Register's Office for Davidson County, Tennessee, dated April 13, 2017, and recorded on April 13, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, this instrument has been executed this 12th day of November, 2025.

GRANTOR: KIMMEL REALTY CO., INC.
BY: KIMBERLY P. RUST
ITS: PRESIDENT

Kimberly P. Rust, President

STATE OF TENNESSEE ~~DUM~~) Washington
COUNTY OF DAVIDSON ~~DUM~~) Benton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KIMBERLY P. RUST** with who I am personally acquainted, and who upon oath acknowledged themself to be the President of **KIMMEL REALTY CO., INC.** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **KIMMEL REALTY CO., INC.**, the within named Grantor, a Corporation duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said President, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Corporation as President.

WITNESS my hand, at office, on this 12th day of November, 2025.

Dianna L Mayer
Notary Public

03/12/2029
My Commission Expires

DIANNA L MAYER
Notary Public
State of Washington
Commission # 25001332
My Comm. Expires Mar 12, 2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 November 12, 2025

Affiant Signature

November 12, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of November, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY