Karen Johnson Davidson County
Batch# 1354440 DEEDWARRSP
12/05/2025 08:15:30 AM 5 pgs
Fees: $28.00 Taxes: $5,827.50
20251205-0096659

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.:
Gallatin Ave Investments, LLC 600 Red Ink Dr. Mt. Juliet, TN 37122	same as new owner	083-09-0-001.00

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, **VITALITY PROPERTIES, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **GALLATIN AVE INVESTMENTS, LLC,** a Tennessee 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 3rd day of December, 2025.

VITALITY PROPERTIES, LLC

By: _____
Josh Akright, Member Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, TN, this 3rd day of December, 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 $1,575,000.00.

_____
Affiant

Subscribed and sworn before me this 3rd day of December, 2025.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/6/29

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Con. O'Donnell's Addition to Edgefield, now East Nashville, Tennessee, not of record and described as follows:

Beginning at a point in the Westerly margin of Gallatin Road 150 feet South of the Southerly margin of Mansfield Avenue, and extending along Gallatin Pike 50 feet on the Westerly side of said Pike, as widened, and running back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to VITALITY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 400 GALLATIN, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20220510-0053357, dated April 28, 2022, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 083-09-0-001.00

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 12/3/25 (date of document).

Affiant Signature

12/4/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

