Karen Johnson Davidson County
Batch# 1375205 DEEDWARRSP
02/03/2026 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20260203-0007187

SPECIAL WARRANTY DEED

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Jennifer M Russo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-KA-0930-0510

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer M. Russo, Donald J. Russo, and Kelton C. Carter	**Stifel Bank and Trust**	
(NAME)	(NAME)	
1229 Chloe Drive	**12655 Olive Boulevard, Ste 250**	**093-05-4I-032-00-CO**
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	**Saint Louis, MO 63141**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

EMORY RESIDENCES LLC, A DELAWARE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JENNIFER M. RUSSO AND DONALD J. RUSSO, A MARRIED COUPLE, AND KELTON C. CARTER, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. UNIT 510 on the Plan of The Emory, A Condominium, of record in Exhibit "C" in the Declaration Establishing The Emory, A Condominium, at Instrument No. 20251022-0084089, 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 a portion of the same property conveyed to Emory Residences LLC by Quitclaim Deed from SWVP-SLR B3 LLC of record in Instrument No. 20251022-0084088 Register's Office for Davidson County, Tennessee, dated October 21, 2025 and recorded on October 22, 2025.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Plan of record as Instrument Number 20171204-0123588, see Surveyors Certificate of Correction of record at Instrument No. 20210310-0031247, Register's Office of Davidson County, Tennessee.
* Plan of record as Instrument Number 20221214-0129508, Register's Office of Davidson County, Tennessee.
* Plan of record as Instrument Number 20000209-0013447, Register's Office of Davidson County, Tennessee.
* Master Deed establishing a Horizontal Property Regime of The Emory, A Condominium of record in Instrument Number 20251022-0084089, Register's Office for Davidson County, Tennessee.
* Charter for The Emory Condominium Owner Association, Inc. of record in Instrument Number 20250519-0039104, in the Register's Office for Davidson County, Tennessee.
* Irrevocable Easement and Maintenance Agreement (Upper Tenth Avenue, Nashville, Tennessee), by and between Metropolitan Government of Nashville and Davidson County, Tennessee and Uptown Property Holdings, LLC, of record in Instrument No. 20180323-0027778; as affected by Assignment and Assumption of Irrevocable Easement and Maintenance Agreement, in Instrument No. 20180323-0027780, in the Register's Office of Davidson County, Tennessee.
* Master Declaration of Covenants, Conditions, Easements and Restrictions for Nashville Yards, by Uptown Property Holdings, LLC, a Delaware limited liability company; SWVP Nashville Hotel LLC; SWVP Nashville Park LLC; and Nashville Yards Owners Association, Inc.; of record in Instrument No. 20180323-0027779, as amended by Instrument No. 20231102-0006049 and Instrument No. 20250326-0022671, in the Register's Office of Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Uptown Property Holdings, LLC, of record in Instrument No. 20220225-0021579, in the Register's Office of Davidson County, Tennessee.

* Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by AEG-SWVP Nashville, LLC, of record in Instrument No. 20220225-0021580, in the Register's Office of Davidson County, Tennessee.
* Easements retained in Metro Ordinance abandoning Alley No. 110 as set forth in Metro Ordinance 65- 558, not of record in the Register's Office of Davidson County, Tennessee.
* Easements retained in Metro Ordinance abandoning Jr. Achievement Street as set forth in Metro Ordinance SO99-1758, not of record in the Register's Office of Davidson County, Tennessee.
* Easements retained in Metro Ordinance abandoning J M Frost Plaza Right of Way as set forth in Metro Ordinance BL2017-754, not of record in the Register's Office of Davidson County, Tennessee.
* Declaration Establishing Nashville Yards Parcel 9 Condominium, by AEG SWVP-NY 9A LLC, a Delaware limited liability company, of record in Instrument No. 2023021-00009871, as amended by Instrument No. 20230928-0076358 and 20240122-0003583, in the Register's Office of Davidson County, Tennessee.
* Terms and provisions of Memorandum of Retail Parking and Loading Dock Use Agreement, by and between AEG-SWVP Nashville LLC, a Delaware limited liability company; AEG SWVP-NY 9A LLC, a Delaware limited liability company; Nashville Yards Parcel 9 Condominium; and SWVP-NY 9B LLC, a Delaware limited liability company, of record in Instrument No. 20230210-0009872, in the Register's Office of Davidson County, Tennessee.
* Charter for Nashville Yards Parcel 9 Condominium Association, Inc. of record in Instrument Number 20230508-0034037, in the Register's Office for Davidson County, Tennessee.
* Assignment of Declarant's Rights of record in Instrument Number 20231003-0077881, in the Register's Office for Davidson County, Tennessee.
* Amended and Restated Memorandum of Commercial Sponsorship and Signage Agreement of record in Instrument Number 20231002-0077031, in the Register's Office for Davidson County, Tennessee.
* Memorandum of Parking Podium Development Agreement of record in Instrument Number 20231002-0077032, in the Register's Office for Davidson County, Tennessee.
* Grant of Easement of record in Instrument Number 20231019-0081911, in the Register's Office for Davidson County, Tennessee.
* Parking Easement Agreement of record in Instrument Number 20251022-0084086, in the Register's Office for Davidson County, Tennessee.
* Reciprocal Use Agreement of record in Instrument Number 20251022-0084087, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **930 Commerce Street, #510, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 28th day of January, 2026.

Emory Residences LLC, a Delaware Limited Liability Company

By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, AUTHORIZED AGENT of EMORY RESIDENCES LLC, 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 AUTHORIZED AGENT of EMORY RESIDENCES LLC, the within named bargainor, a limited liability company, and that such LOY CARNEY, AUTHORIZED AGENT of EMORY RESIDENCES LLC as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 28 day of January, 2026.

_____
Notary Signature
My commission expires:_____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. [illegible]

True Copy Certification

I, **Jodi Jackson,** 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 this the 28 day of January, 2026.

Affiant Signature
Date 1/28/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2028