Karen Johnson Davidson County
Batch# 1380845 DEEDWARRSP
02/13/2026 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,834.83
20260213-0011900

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH OF FEBRUARY, 2026. Notary Public MY COMMISSION EXPIRES: 5-8-2029 (AFFIX SEAL)

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

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

File No.: 2025-GTE-608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jianping Gong	Same as new owner	093 12 0A 202.00
(NAME) 392 West Lincoln Street	(NAME)	
(ADDRESS) Birmingham, MI 48009	(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, **245 Hermitage Partners, GP,** a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jianping Gong**, an unmarried woman (the "**Grantee**"), her heirs 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 (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 245 Hermitage Avenue, 202, Nashville, TN 37210.

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 Grantees 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 Grantees 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 Grantees, their heirs 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 Establishing 245 Hermitage Condominium dated May 12, 2022, of record as Instrument No. 20220513-0055438, Register's Office, Davidson County, Tennessee, as amended from time to time, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 12th day of February, 2026.

GRANTOR:

245 Hermitage Partners, GP,
a Tennessee general partnership

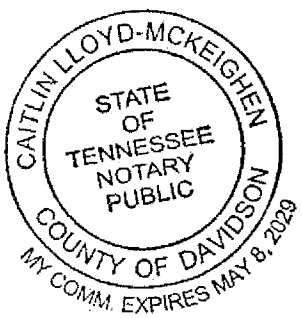
By: Craig Freiberg
Craig Freiberg, Authorized Representative

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 245 Hermitage Partners, GP, a Tennessee general partnership, the within named bargainor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the company.

WITNESS my hand, at office, this 12th day of February, 2026.



Notary Public

My Commission Expires: 5-8-29

"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 202, together with the appurtenant interest in the common elements of 245 HERMITAGE CONDOMINIUM, a horizontal property regime established by Master Deed, of record in Instrument No. 20220513-0055438, Scrivener's Affidavit recorded in Instrument No. 20220516-0056245, as amended in Instrument No. 20231117-0089775, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed.

Being a part of the same property conveyed to 245 Hermitage Partners GP, a Tennessee general partnership as to a 2/3 interest, and Riverside Park GP, a Tennessee general partnership as to a 1/3 interest, as tenants in common, by Warranty Deed from Siya Hospitality, LLC, a Kentucky limited liability company, of record in Instrument No. 20210802-0103470, in the Register's Office of Davidson County, Tennessee, dated July 30, 2021, and recorded on August 02, 2021.

Being a part of the same property conveyed to 245 Hermitage Partners, GP, a Tennessee general partnership, by Quitclaim Deed from Riverside Park GP, a Tennessee general partnership, of record in Instrument No. 20230731-0058888, in the Register's Office of Davidson County, Tennessee, dated November 14, 2022, and recorded on July 31, 2023.

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 February 12, 2026.

Affiant Signature

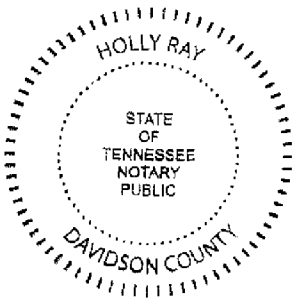
February 13, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of February, 2026.



Notary's Signature

My Commission Expires: 03/09/27