Karen Johnson Davidson County
Batch# 1405967 DEEDWARRSP
04/15/2026 04:14:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20260415-0031005

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PHF Daugherty LLC 201 Venture Circle Nashville, TN 37228	Map/Parcel No. 104-12-0-064.00	Same as New Owner.
This instrument prepared by: Robert Leonard, Esq., Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **MAYFLOWER APARTMENTS**, a joint venture (the "**Grantor**"), has bargained and sold, and by these presents transfers and conveys to **PHF DAUGHERTY LLC**, a Tennessee limited liability company, together with its successors and assigns (collectively, the "**Grantee**"), the real property described on Exhibit A, attached hereto and incorporated herein by reference, including without limitation, all rights, easements, interests, privileges, tenements and hereditaments appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the public roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made subject only to the matters described on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 1925 21st Ave. S., Nashville, TN 37212.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor, in his fiduciary capacity, covenants with the Grantee, and its successors and assigns, that Grantor, in his fiduciary capacity, is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances arising by, through or under Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 15th day of April, 2026.

Notary Public

My Commission Expires:
03/05/2030

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of April, 2026.

GRANTOR:

MAYFLOWER APARTMENTS,
a joint venture

By: Harlan Dodson, Trustee
Name: Harlan Dodson, Trustee
Title: Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, J. D. Payne, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Harlan Dodson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signatory of Mayflower Apartments, a joint venture, the within named bargainor, and that he as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of April, 2026.

Notary Public

My Commission Expires: 03/05/2030

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the map entitled W.W. Dillion's Re-Subdivision of Lots Nos. 1 and 2 of G. I. Waddey Subdivision of the Baxter Lands, of record in Plat Book 332, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAYFLOWER APARTMENTS, A JOINT VENTURE, by deed from FAIRFAX DEVELOPMENT COMPANY, A TENNESSEE CORPORATION, of record in Book 8859, page 287, dated February 4, 1993, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2026, a lien not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 332, page 115, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 04-15-2026.

Date

Affiant Signature

04-15-2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2026.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)