Karen Johnson Davidson County
Batch# 1419913 DEEDWARRSP
05/13/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260513-0043115

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of May, 2026.

Kim D. Wyatt
Notary Public

MY COMMISSION EXPIRES: 6-26-27
(AFFIX SEAL)

File No.: COM-25-PO5104

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MR Hotels, LLC	NEW OWNER	part of 086 00 0 347.00
(NAME)	(NAME)	
2816 White Oak Drive Nashville, TN 37215	(same)	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Las Palmas Enterprises Partnership, a Tennessee general partnership, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, MR Hotels, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in the General Services District of Nashville, Davidson County, Tennessee, located generally on the east side of Old Hickory Boulevard at Old Lebanon Dirt Road, being a portion of Lot 1, on the plan of Subdivision of Las Palmas Enterprises Partnership and MR Hotels, LLC, as of record in Instrument 20260309-0018623, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING in the easterly right of way line of Old Hickory Boulevard (S.R. 45) at the southwest corner of Lot 2, Subdivision of Las Palmas Enterprises Partnership and MR Hotels, LLC, as of record in Instrument 20260309-0018623, R.O.D.C.
THENCE, with the southerly line of said Lot 2, S 83°38'01" E, 49.47 feet to the TRUE POINT OF BEGINNING of the herein described;
THENCE, with a westerly line of Lot 2, Subdivision of Las Palmas Enterprises Partnership and MR Hotels, LLC, as of record in Instrument 20260309-0018623, R.O.D.C., N 04° 17' 44" E, 52.71 feet;
THENCE, with a southerly line of said Lot 2, S 83°44 '33" E, 180.55 feet to the westerly line of Lot 8C, Resubdivision of Lot 8, Hermitage Market Place, of record in Instrument No. 20110803-0059819, R.O.D.C.;
THENCE, with said westerly line of Lot 8, S 14° 59' 52" E, 56.93 feet to the southwest corner of said Lot 8;
THENCE, N 83° 38 '01" W, 199.38 feet to the TRUE POINT OF BEGINNING.
Containing 10,040 square feet or 0.23 acres, more or less.

Being part of the same property conveyed to Las Palmas Enterprises Partnership from First Tennessee Bank National Association, by Special Warranty Deed dated June 30, 2000, recorded July 3, 2000, in Instrument No. 20000703-0065950, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as part of 5104 Old Hickory Boulevard, (.23 acres), Nashville, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter in Exhibit 1.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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 my hand this 13 day of May, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Las Palmas Enterprises Partnership, a Tennessee general partnership

By: _____
Jose Leon Ayala, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13 day of May, 2026, before me personally appeared Jose Leon Ayala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signor of Las Palmas Enterprises Partnership the within named bargainor, a Tennessee general partnership, and that he, as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership as Authorized Signor.

Witness my hand, at office, this 13 day of May, 2026.

_____
Notary Signature
My commission expires: 5/8/28

Certificate of Authenticity

I, Adam LaFever, 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 May 13, 2026.

Affiant Signature

5/13/26
Date

State of TENNESSEE
County of DAVIDSON

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

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6-26-27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. COM-25-P05104