Karen Johnson Davidson County
Batch# 1451515 DEEDWARRSP
07/24/2026 11:50:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20260724-0067677

SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

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

File No.: 2026-GTE-289

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Timothy Smith	Same as Owner	071 05 0I 054.00
(NAME) 2095 Exeter Road, Ste 80-326	(NAME)	
(ADDRESS) Germantown, TN 38138	(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, **Horizon Development Partners 2 GP**, a Tennessee general partnership (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Timothy Smith**, a married man (the "**Grantee**"), his 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 102 Ventura Way, Nashville, TN 37207.

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, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee 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 Grantee 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 Grantee, and his 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 of Covenants, Conditions and Restrictions for Horizon Nashville, a Planned Unit Development, of record as Instrument No. 20240215-0010634, Register's Office for Davidson County, Tennessee, as amended by the First Amendment to Declaration of Horizon Nashville, of record as Instrument No. 20240530-0040235, said Register's Office, and agrees to be bound by the terms and conditions set forth therein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22 day of July, 2026.

GRANTOR:

Horizon Development Partners 2 GP,
a Tennessee general partnership

By: _____
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 Horizon Development Partners 2 GP, a Tennessee general partnership, the within named Grantor, and that he being duly authorized, executed the foregoing instrument for the purposes therein contained in his capacity as Authorized Representative of the Grantor.

WITNESS my hand, at office, this 22 day of July, 2026.

_____
Notary Public

My Commission Expires: 5-8-2029

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

"EXHIBIT A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit No. 54, together with the appurtenant interests in the common elements of HORIZON NASHVILLE, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions for HORIZON NASHVILLE, a Planned Unit Development, of record as Instrument No. 20240215-0010634, as amended in Instrument No. 20240530-0040235, in the Register's Office for Davidson County, Tennessee, said Units being depicted on Exhibit "B" to the aforementioned Declaration, as amended, to which Declaration and Amendment reference is hereby made for a more particular description of said Units.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Warranty Deed from 4021 CP GP, a Tennessee general partnership, of record in Instrument No. 20220825-0096227, in the Register's Office of Davidson County, Tennessee, dated August 23, 2022, and recorded on August 25, 2022.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership by Warranty Deed from Bill Munson and Sue Munson, husband and wife, of record in Instrument No. 20230104-0000657, in the Register's Office of Davidson County, Tennessee, dated December 22, 2022, and recorded on January 04, 2023.

Being a part of the same property conveyed to 407 West Trinity Partners, a Tennessee general partnership, by Quitclaim Deed (Consolidation of Tracts) from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20230329-0022854, in the Register's Office of Davidson County, Tennessee, dated March 29, 2023, and recorded on March 29, 2023.

Being a part of the same property conveyed to Horizon Development Partners 2 GP, a Tennessee general partnership, by Quitclaim Deed from 407 West Trinity Partners, a Tennessee general partnership, of record in Instrument No. 20251103-0087147, in the Register's Office of Davidson County, Tennessee, dated October 30, 2025, and recorded on November 03, 2025.

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 July 22, 2026.

Affiant Signature

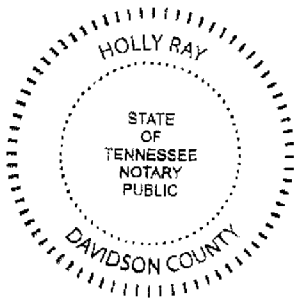
July 24, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2026.



Notary's Signature

My Commission Expires: 03/09/27