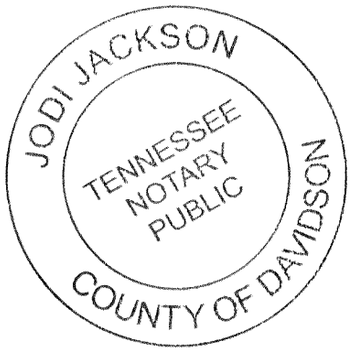
Karen Johnson Davidson County
Batch# 1452642 DEEDWARRSP
07/30/2026 09:38:30 AM 6 pgs
Fees: $33.00 Taxes: $15,725.00
20260730-0070035

SPECIAL WARRANTY DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $4,250,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2026.

Notary Public

My Commission Expires: 10/4/27

THIS INSTRUMENT PREPARED BY
Winstead PC, 21 Platform Way South, Suite 1300, Nashville, TN 37203

Name and Address of New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
Garney Companies, Inc. 1700 Swift Street Kansas City, MO 64116	106-06-0A-001.00	SAME AS NEW OWNER

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, **Aladdin Park Partners**, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto between **Garney Companies, Inc.**, a Missouri corporation (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

The Property is improved property that is currently property municipally known as 602 Hill Avenue, Nashville, Davidson County, Tennessee 37210.

The Property is sold "AS IS, WHERE IS", subject only to the warranties expressly set forth below, and this conveyance is made subject to the limitations, restrictions and/or encumbrances set forth on Exhibit B attached hereto and incorporated herein (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject to the Permitted Exceptions, unto the Grantee and its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except for the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

Dated to be effective as of July 28, 2026.

[Signature page follows]

[Signature page to Special Warranty Deed]

GRANTOR:

Aladdin Park Partners,
a Tennessee general partnership

By: _____
Joseph L. Brown, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, C. Loy Carney, a Notary Public of said County and State, personally appeared **Joseph L. Brown**, 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 Managing Partner of the within named bargainor, a Tennessee general partnership, and that he as such Managing Parter executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as its Managing Partner.

WITNESS my hand and seal at office this 28th day of JULY, 2026.

_____
NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

My Commission Expires:_____

EXHIBIT A

Description of Property

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit A, together with the appurtenant interest in the common elements of Hill Avenue Condominiums, horizontal property regime established by Master Deed of record in Instrument No. 201804100033882, Register's Office of Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being a portion of the same property conveyed to Aladdin Park Partners, a Tennessee general partnership, by Special Warranty Deed from Best One Nashville Realty Partnership, a Tennessee general partnership, of record in Instrument No. 201604180037421, Register's Office of Davidson County, Tennessee, dated April 15, 2016, and recorded on April 18, 2016.

EXHIBIT B

Permitted Exceptions

1. All real estate taxes and assessments for 2026 and future years, the liens for such future years not yet due and payable, and all other special assessments applicable to the Property.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Final Plat Best One Nashville Realty Subdivision, as recorded in Instrument No. 201511170116648 in the Register of Deeds Office for Davidson County, Tennessee.

3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hill Avenue Condominiums Condominium of record in Instrument No. 201804100033880 in the Register of Deeds Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through
or upon the land embracing the regime and building thereon.

4. Charter of The Hill Avenue Owner Association, Inc. of record in Instrument No. 201804100033881 in the Register of Deeds Office for Davidson County, Tennessee.

5. Easement for ingress/egress, fire line, gas line and electric line installation, repair and drainage, recorded in Instrument No. 201012060096890 in the Register of Deeds Office for Davidson County, Tennessee.

6. Easement for lightnet lines, recorded in Instrument No. 201401140003779 in the Register of Deeds Office for Davidson County, Tennessee.

7. Notice of Land Use Restrictions of record in Instrument No. 200704250049325 in the Register of Deeds Office for Davidson County, Tennessee.

8. Approval for Site Modifications of record in Instrument No. 201806260061677 in the Register of Deeds Office for Davidson County, Tennessee.

9. Approval for Site Modifications of record in Instrument No. 201806260062391 in the Register of Deeds Office for Davidson County, Tennessee.

10. Approval for Site Modifications of record in Instrument No. 201806260062394 in the Register of Deeds Office for Davidson County, Tennessee.

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 July, 2026.

Affiant Signature
Date 7/28/26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029