Karen Johnson
Batch # 1457834
08/11/2026 10:47:24 AM
Fees: $33.00 Taxes: $14,152.50
Davidson County
DEEDWARRSP
6 pgs
20260811-0073861

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Fairfax International LLC 3309 Fairmont Drive Nashville, TN 37203	SAME	Map and Parcel: 10406008500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including but not limited to the assumption by **FAIRFAX INTERNATIONAL LLC, a Tennessee limited liability company,** of a loan made by **ARBOR COMMERCIAL FUNDING I, LLC** to **FAIRFAX FLATS PARTNERS, a Tennessee general partnership,** to secure a note in the original principal amount of Two Million Five Hundred Thirty-seven Thousand and No/100 Dollars ($2,537,000.00) dated April 2, 2019, as secured by a Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 2, 2019, executed by Fairfax Flat Partners, a Tennessee general partnership, to Stuart Jones, Trustee, of record in Instrument Number 20190403-0030331, Register's Office for Davidson County Tennessee, as assigned unto **FANNIE MAE**, a corporation, by Assignment of Deed of Trust of record in Instrument Number 20190403-0030332, said Register's Office, therefor **FAIRFAX FLATS PARTNERS, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **FAIRFAX INTERNATIONAL LLC, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"),

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and

forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor, but not further or otherwise.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 6th day of August, 2026.

FAIRFAX FLATS PARTNERS, a Tennessee general partnership

By: _____
TRUITT CLAYTON ELLIS

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BETTIE JANE WINTON, a Notary Public, TRUITT CLAYTON ELLIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he is the Managing Partner of **FAIRFAX FLATS PARTNERS**, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained by personally signing the name of the partnership as such Managing Partner.

Witness my hand, at office, this 4th day of August, 2026.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 05. 2029

_____
NOTARY PUBLIC

My Commission Expires: 11/5/2029

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $3,825,000.00.

Amanda Mattingly
Affiant

Subscribed and sworn before me this 5th day of August, 2026.

Brandy Catalanotto
NOTARY PUBLIC

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"
Legal Description

The Land is described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described hereon:

Beginning at a iron rod set at the intersection of the northerly right-of-way line of Fairfax Avenue, and the easterly right-of-way line of Interstate 440;

Thence leaving the northerly right-of-way line of Fairfax Avenue with the easterly right- of-way line of Interstate 440, North 10 degrees 54 minutes 00 seconds West, 46.00 fee to an iron rod set;

Thence North 39 degrees 56 minutes 00 seconds East, 155.30 feet to an existing right-of-way monument, in the southerly property line of O.I.C. Continental Condo, as of record in Plat Book 5200, Page 399, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Interstate 440, with the southerly property line of O.I.C. Continental Condo, South 50 degrees 41 minutes 00 seconds East 50.00 feet to an iron rod set at the intersection with the westerly and northerly right-of-way line of Alley Number 803;

Thence leaving the northerly right-of-way line of Alley Number 803 with the westerly right-of-way line of Alley Number 803 South 39 degrees 56 minutes 00 seconds West, 186.83 feet to an iron rod set at the intersection with the northerly right-of-way line of Fairfax Avenue;

Thence leaving the westerly right-of-way line of Alley Number 803, with the northerly right-of-way line of Fairfax Avenue, with a curve to the left, along an arc length of 14.46 feet, the central angel of which is 00 degrees 42 minutes 17 seconds, the radius of which is 1175.92 feet, the chord of which is North 42 degrees 21 minutes 25 seconds West, 14.46 feet to the point of beginning. Containing 8,726 square feet or 0.200 acres more or less.

Being the same property conveyed to Truitt C. Ellis and wife, Carrie C. Ellis, a 50% tenant in common interest, and Kathleen E. Pennington a 50% tenant in common interest, by Special Warranty Deed from Elizabeth Suiter Reynolds of record in Instrument No. 20111206-0095012, Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 06, 2011.

Being the same property conveyed to Fairfax Flat Partners, a Tennessee general partnership by Quitclaim Deed from Truitt C. Ellis, Carrie C. Ellis and Kathleen E. Pennington, as tenants in common, of record in Instrument No. 20190403-0030330, Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 03, 2019.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2026, a lien not yet due and payable.

2. Easement of record in Book 4727, Page 687, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement of record in Instrument Number 20170629-0065296, in the Register's Office for Davidson County, Tennessee.

4. A Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing by Fairfax Flat Partners, a Tennessee general partnership, to Stuart Jones, trustee, for the benefit of Arbor Commercial Funding, LLC, beneficiary, to secure a note in the original amount of $ 2,537,000.00 dated April 02, 2019, and recorded on April 03, 2019, of record as Instrument Number 20190403-0030331, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned unto FANNNIE MAE, a corporation by Assignment of Deed of Trust of record in Instrument Number 20190403-0030332, in the Register's Office for Davidson County, Tennessee.