Karen Johnson Davidson County
Batch# 1466679 DEEDWARRSP
09/01/2026 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,901.73
20260901-0080864

Special Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $784,250.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edward Patrick Ryan	FIFTH THIRD BANK N.A.	081-14-0E-042.00-CO
312 EDITH CIRCLE, UNIT 30	5050 KINGSLEY DR.	
NASHVILLE, TN 37208	CINCINNATI, OH 45263	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **2500 W. HEIMAN, LP, A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD PATRICK RYAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 30 on the Plan of The Lanes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250121-0004613 and Amended in Instrument No. 20250905-0071041 and Instrument No. 20250910-0072426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to M2 Development Partners, LLC, a Florida Limited Liability Company by Special Warranty Deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221205-0126701 Register's Office for Davidson County, Tennessee, dated December 01, 2022 and recorded on December 05, 2022.

Being a portion of the same property conveyed to 2500 W. Heiman, LP, a Tennessee Limited Partnership by Quitclaim Deed from M2 Development Partners, LLC, a Florida Limited Liability Company of record in Instrument No. 20221205-0126702 Register's Office for Davidson County, Tennessee, dated December 01, 2022 and recorded on December 05, 2022.

Being a portion of the same property conveyed to 2500 W. Heiman, LP, a Tennessee Limited Partnership, with a 95% undivided interest, and LV Plaza LLC, an Ohio Limited Liability Company, with a 5% undivided interest, as tenants in common by Quitclaim Deed from 2500 W. Heiman, LP, a Tennessee Limited Partnership of record in Instrument No. 20240624-0046889 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 24, 2024.

Being a portion of the same property conveyed to 2500 W. Heiman, LP, a Tennessee Limited Partnership, with a 100% undivided interest by Quitclaim Deed from 2500 W. Heiman, LP, a

Tennessee Limited Partnership, with a 95% undivided interest, and a LV Plaza LLC, an Ohio Limited Liability Company, with a 5% undivided interest, as tenants in common of record in Instrument No. 20241202-0093368 Register's Office for Davidson County, Tennessee, dated November 26, 2024 and recorded on December 02, 2024.

Being a portion of the same property conveyed to 2500 W. Heiman, LP, a Tennessee Limited Partnership by Quitclaim Deed from 2500 W. Heiman, LP, a Tennessee Limited Partnership of record in Instrument No. 20241206-0094881 Register's Office for Davidson County, Tennessee, dated December 06, 2024 and recorded on December 06, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 312 Edith Circle Unit 30, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/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.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of August, 2026.

2500 W. Heiman LP, a Tennessee Limited Partnership

GENERAL PARTNER:
2500 W. HEIMAN GP, LLC
by: 2500 W. Heiman Holdings, LLC, its Member

By: _____
Steven T. Morris, Authorized Agent

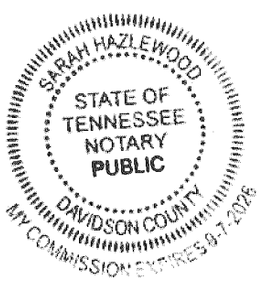
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as Authorized Agent of 2500 W. Heiman Holdings, LLC, the Member of 2500 W. Heiman GP, LLC, the General Partner of 2500 W. Heiman LP, a Tennessee limited partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2026.

Sarah Hazlewood
Notary Public

My Commission Expires: 9-7-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 20. 2026

Affiant Signature

27th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

