Karen Johnson Davidson County
Batch# 328805 DEEDWARR
12/12/2019 02:56:39 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20191212-0128381

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
RED CLAY QOZB, LLC
2610 Westwood Dr.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____
_____
_____, _____ _____

MAP 105-03
GROUP
PARCELS 020.00,
021.00
022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES RAY DEY and wife, SHIRLEY P. DEY,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **RED CLAY QOZB, LLC**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A" for complete legal description (3 Tracts)

This is property known as **1108, 1110 & 1114 4th Avenue S., Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this the **10th** day of **December, 2019.**

James Ray Dey

James Ray Dey

Shirley P. Dey

Shirley P. Dey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JAMES RAY DEY and wife, SHIRLEY P. DEY**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of December, 2019.

Mary Joe Hartz

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: Sept 7, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,700,000.00.

TR

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 2019.

NOTARY PUBLIC

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: 9-7-2021

#19-9348

Exhibit "A"

TRACT 1
A lot in the city of Nashville, Davidson County, Tennessee, situated on the east side of South Cherry Street, (now Fourth Avenue, South), between Mallory and Chestnut Streets, described as follows:

Beginning in the center of Nolensville Turnpike Road, (now Fourth Avenue, South), 62 feet southwardly from (formerly) Samuel Kingston's southwest corner; thence running at right angles eastwardly from said Road (Cherry Street) 142 feet, 10 1/2 inches to a 16 foot alley, to a point 62 feet southwardly from said Kingston's southeast corner; thence southwardly with the line of said alley, 30 feet to a stake; thence westwardly parallel with said Kingston's South boundary line, 142 feet, 10 1/2 inches, to the center of said Turnpike Road (Fourth Avenue, South); thence northwardly with center of said Street or Road, to the beginning. For the purposes of this description, Cherry Street, Fourth Avenue, South, and Nolensville Turnpike Road are one in the same.

TRACT 2
A lot of land in Nashville, on the East side of Fourth Avenue, South, described as follows: Part of Lot No. 1 of John Nelson's Plan of Lots; beginning on the East margin of said Street, at the southwest corner of a lot of ground conveyed by William H. Long to Willie Peary; running thence eastwardly with said Keon's line, 120 feet, more or less to an alley; thence with said alley southwardly 80 feet to a stake; thence westwardly, parallel with the first line, 120 feet, more or less, to the easterly margin of said street; thence with the easterly margin of said street, northwardly 80 feet , to the beginning.

TRACT 3
Land in Davidson County, Tennessee, being part of Lots 1 and 2 of the Lands of Major John Nelson Plan, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, on October 3, 1946, which said property is also known as parts of Lots. 5 and 6 in the unrecorded Plan of the Lands of Willis W. Sullivan, as follows:
Beginning at a point in the easterly margin of Fourth Avenue, South, 351 feet North of the North margin of Chestnut Street; thence 120 feet to the westerly margin of an alley; thence with the margin of same, northerly 38.75 feet to a point, which is 80 feet of an old fence line, and which is likewise 196 feet South of said margin of Mallory Street; thence 120 feet to the easterly margin of Fourth Avenue, South, said point being 222.75 feet South of the South margin of Mallory Street; thence with the margin of Fourth Avenue, South, southerly 38.75 feet to the beginning.

Tracts 1, 2 & 3 being the same property conveyed to JAMES RAY DEY AND WIFE, SHIRLEY P. DEY by deed from CHRIS G. HARMON AND WIFE, SHARON K. HARMON, dated June 14, 2002, of record in Instrument No. 20020617-0072839, said Register's Office.