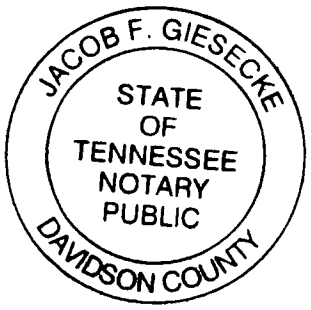
Karen Johnson Davidson County
Batch# 463394 DEEDWARRSP
08/25/2020 02:00:30 PM 5 pgs
Fees: $28.00 Taxes: $3,422.50
20200825-0096271

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

ARK
Affiant

Subscribed and sworn to before me, this the 24th day of August, 2020.

Notary Public

My commission expires: 11/6/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
1106 Forrest Avenue, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	**Send Tax Bills to:**	**Map & Parcel:**
934 Jefferson, LLC 1627 Shelby Avenue Nashville, Tennessee 37206 Attention: Austin Bauman	New Owner	083-03-0-063.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Twenty-Five Thousand and no/100 Dollars ($925,000.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ERIC STAWICKI** and **SHAUNA STAWICKI**, each individual residents of the State of Tennessee (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **934 JEFFERSON, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 2039 Greenwood Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that they 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 permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, 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.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 24 day of August, 2020.

SELLERS:

ERIC STAWICKI

SHAUNA STAWICKI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Eric Stawicki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/2024

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shauna Stawicki, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 11/6/2024

JACOB F. GIESECKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Legal Description

TRACT or parcel of land in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the point of the intersection of the north line of Greenwood Avenue and the west line of Porter Road; thence westwardly along said north line of Greenwood Avenue, a distance of seventy seven (77) feet to a point in the lot line between Lots 7 and 8 of the revised plan of Sharpe Horns Fifth Addition, See Plan Book 332, Page 70, Register's Office of Davidson County, Tennessee; thence northwardly along the lot line between Lots 7 and 8, a distance of 125.72 feet to a point; thence eastwardly forming an interior angle of 74 deg. 12' a distance of 108.32 feet to a point in the west line of Porter Road; thence southwardly along said west line of Porter Road, a distance of 100 feet to the point of beginning, containing 10,256.1 square feet.

Being the same property conveyed to Eric Stawicki and wife, Shauna Stawicki by Warranty Deed from Kevin Caldwell, unmarried, dated January 30, 2009, of record in Instrument Number 20090220-0015192, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2020 and all subsequent years.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 70, in the Register's Office for Davidson County, Tennessee.

3. Possible right of CSX Railroad to increase its right-of-way to the full extent of its charter, pursuant to T.C.A. 65-6-109 or similar statute.

4. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Clint D. Elliott, TN RLS No. 2347, dated July 28, 2020 and designated Network Project ID: Greenwood 2039: (a) fence meanders in and out of property; and (b) utility and drainage lines with meters, valves, poles, and other appurtenances.

5. Lease Agreement with Park Happy LLC, a Tennessee limited liability company.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

Custodian of the electronic version of the attached document tendered for registration herewith and That this is a true and correct copy of the original document executed and authenticated according to law.

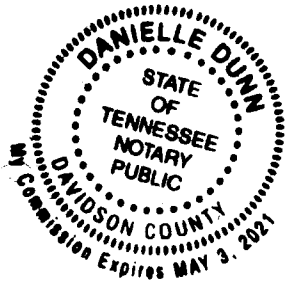
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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