THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2501
Parcel ID: 082-12-0-341

Property Address:
3 Mcferrin Avenue, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 493879 DEEDWARR
10/12/2020 10:52:24 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20201012-0118211

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Shville McFerrin attn Craig Balsam
62 Beach St. # 2AB
New York, NY 10013

Address of New Owner:
Shville McFerrin attn Craig Balsam
62 Beach St. # 2AB
New York, NY 10013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DUAL HOLDINGS, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SHVILLE MCFERRIN QOZB, LLC, a Delaware Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. Portion of 11, 12, 13 on the plan of Plan of Paynes Addition to Edgefield, of record in Plat Book 21, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract 1:
LAND lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being a portion of Lot Nos. 11, 12, and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County, and being more particularly described as follows:
Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence, with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc. property of record in Book 9227, page 111, R.O.D.C., TN, said chiseled "X" (old) being the point of beginning For the herein described tract; thence, leaving the common line of said properties, continuing with said easterly right of way, North 41 degrees 47' 11" West, 99.09 feet to a p.k nail (new) at the intersection of said easterly right of way and southerly right of way of Alley No 258 (a 16 foot right of way); thence, with said southerly right of way, North 64 degrees 52' 35" East, 185.95 feet to a 5/8" iron rod (old) in the common corner of said Claunch and Pentecost property and the Robert V.B. Pounders, III and wife, C.D. Pounders and James V. Frame property of record in Book 10423, page 594, R.O.D.C., TN; thence leaving said southerly right of way, with the common line of said Claunch and Pentecost property and the said Pounders and Frame property, South 24 degrees 00' 00" East 89.72 feet to a p.k. nail (new) at the northeast corner of Tract V of said DSS/ProDiesel, Inc. property; thence leaving said common line, with the northerly line of said DSS/ProDiesel, Inc. property and a line severing said Claunch and Pentecost property, South 69 degrees 09'43" West 14.37 feet to a p.k. nail (new) at the northwest corner of Tract V in the common line of said Claunch and Pentecost property and the Rufus M. Webb and wife, Dee A. Webb property of record in Book 4772, page 605, R.O.D.C., TN: thence, leaving the northerly line of said DSS/ProDiesel, Inc. property, with common line of said Claunch and Pentecost property and said Webb property, North 34 degrees 00' 44" West, 14.45 feet to a p.k. nail (new); thence, South 62 degrees 04' 18" West 41.91 feet to a p.k. nail (new); thence, South 29 degrees 17' 41" East, 14.63 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb

property and said DSS/ProDiesel, Inc. property, South 62 degrees 35' 18" West, 98.50 feet to the point of beginning and containing 15,103 square feet or 0.345 acres, more or less, according to a survey prepared by Ragan Smith Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No 2298, dated August 20, 2002.

Tract II:
Land lying in the Sixth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a portion of Lot No. 12 on the Plan of Paynes Addition to Edgefield, of record in Book 21, Page 70, register's Office for said County, and being more particularly described as follows:

Commencing at a 3/4" iron rod (old) at the intersection of the northerly right of way of Woodland Street (a 50 foot right of way) and the easterly right of way of McFerrin Avenue (a 30 foot right of way); thence with said easterly right of way, North 41 degrees 54' 13" West, 78.87 feet to a chiseled "X" (old) being a common corner of the Claunch and Pentecost property and Tract III of the DSS/ProDiesel, Inc, property of record in Book 9227, page 111, R.O.D.C., TN; thence, leaving said easterly right of way, with the common line of said Claunch and Pentecost property and said DSS/ProDiesel, Inc. property, North 62 degrees 35' 18" East, 98.50 feet to a p.k. nail (new) in the common lines of said Claunch and Pentecost property, said Webb property and said DSS/ProDiesel, Inc. property, said p.k. nail (new) being the Point of Beginning for the herein described tract; thence leaving said DSS/ProDiesel, Inc. property with the common line of said Claunch and Pentecost property and said Webb property, North 29 degrees 17' 41" West, 14.63 feet to a p.k. nail (new); thence, North 62 degrees 04' 18" East, 41.91 feet to a p.k. nail (new); thence, South 34 degrees 00' 44" East, 15.45 feet to a p.k. nail (new) at the northeast corner of Tract IV of said DSS/ProDiesel, Inc. property; thence, leaving the common line of said Claunch and Pentecost property and said Webb property, with the common line of said Webb property and said Tract IV, South 63 degrees 02' 57" West, 43.20 feet to the Point of Beginning and containing 638 square feet or 0.015 acres, more or less, described according to a survey by Ragan Smith and Associates, 315 Woodland Street, Nashville, TN 37206, Tennessee No, 2298, dated August 20, 2002.

Being the same property conveyed to DUAL HOLDINGS, LLC, a Tennessee Limited Liability Company by Deed dated December 18, 2013 from DUALTONE MUSIC GROUP INC, recorded December 19, 2013, in Instrument Number 20131219-0128225, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3 Mcferrin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 21, page 70, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3368, page 23 and Book 4364, page 181, Register's Office for Davidson County, Tennessee.

4. Private Sanitary Sewer and Water Mains Easement as contained in Instrument No. 20200108-0002771, and in Book 4772, page 602, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 9 day of October, 2020.

DUAL HOLDINGS, LLC, a Tennessee Limited Liability Company

By: _____
SCOTT E. ROBINSON, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT E. ROBINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of **DUAL HOLDINGS, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by SCOTT E. ROBINSON, respectively.

WITNESS my hand and official seal this 9 day of October, 2020.

_____
Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $910,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 9 day of October, 2020.

_____
Notary Public

My Commission Expires:
2-4-23