Karen Johnson Davidson County
Batch# 534970 DEEDWARRSP
12/16/2020 07:39:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20201216-0148178

This instrument was prepared by:
LOGOS REALTY CLOSING SERVICES
301 S. PERIMETER PARK DRIVE
SUITE 214
NASHVILLE, TN 37211

Revised 01/02/92

SPECIAL WARRANTY DEED

STATE OF TENNESSEE) ss.
COUNTY OF DAVIDSON)

FOR AND IN CONSIDERATION of the sum of One Million Four Hundred Thousand Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, **Lorenzo T. Perez, Trustee for The Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008,** does hereby bargain, sell, transfer and convey unto **1410 BUCHANAN STREET LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and it's successors and assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I: Land in Davidson County, Tennessee, being Lot No. 3 in Menees' Subdivision of Lot No. 8 of the Thomas Woodward Plan of record in Book 161, Page 44, in the Register's Office of Davidson County, Tennessee. Said Lot No. 3 fronts 40 feet on the north side of Buchanan Street and runs back between parallel lines and with the easterly margin of 15th Avenue, North 143 1/2 feet to a 10 foot alley.

TRACT NO. II: Land in Davidson County, Tennessee, being Lot No. 2 on the map of Mennes' Subdivision of Lot No. 8 of the Thomas Woodward Property, as of record in Book 161, Page 44, in the Register's Office of Davidson County, Tennessee. Said Lot No. 2 fronts 40 feet on the northerly side of Buchanan Street and runs back between parallel lines 143 1/2 feet to an alley.

Being a portion of the same property conveyed to LORENZO T. PEREZ AND WIFE, VERA M. PEREZ, by deed from GEORGE H. (HENRY) JONES AND WIFE, PAULINE GOLDTRAP JONES, of record in Book 5089, page 860, dated November 16, 1976, said Register's Office. Being further conveyed to LORENZO T. PEREZ REVOCABLE LIVING TRUST AND THE VERA M. PEREZ REVOCABLE LIVING TRUST, by quitclaim deed from LORENZO T. PEREZ AND VERA M. PEREZ WILLIAMS, of record in Instrument No. 20080923-0096612, dated September 18, 2008, said Register's Office. Being further conveyed to LORENZO T PEREZ REVOCABLE LIVING TRUST, DATED SEPTEMBER 18, 2008, by quitclaim deed from VERA M. PEREZ, TRUSTEE OF THE VERA M.PEREZ REVOCABLE LIVING TRUST, DATED SEPTEMBER 18, 2008, of record in Instrument No. 20120208-0011252, dated February 1, 2012, said Register's Office.

TRACT NO. III: A one-half undivided interest in and to Lot No. 1 on the map of Mennes' Subdivision Lot No. 8 of the Thomas Woodward Subdivision, as of record in Book 161, Page 44, in the Register's Office of Davidson County, Tennessee. Said Lot No. 1 fronts 36 feet on the North side of Buchanan Street and runs back between parallel lines 143 1/2 feet to an alley on which it measures 39 feet.

Being a portion of the same property conveyed to LORENZO T. PEREZ AND WIFE, VERA M. PEREZ, by deed from GEORGE H. (HENRY) JONES AND WIFE, PAULINE GOLDTRAP JONES, of record in Book 5089, page 860, dated November 16, 1976, said Register's Office.

Being the same property conveyed to L.T. PEREZ, by deed from H.A. JONES AND WIFE, JOAN SMITH JONES, of record in Book 10525, page 959, dated June 9, 1997, said Register's Office.

Being further conveyed to LORENZO T. PEREZ REVOCABLE LIVING TRUST AND THE VERA M. PEREZ REVOCABLE LIVING TRUST, by quitclaim deed from LORENZO T. PEREZ AND VERA M. PEREZ WILLIAMS, of record in Instrument No. 20080923-0096612, dated September 18, 2008, said Register's Office. Being further conveyed to LORENZO T PEREZ REVOCABLE LIVING TRUST, DATED SEPTEMBER 18, 2008, by quitclaim deed from VERA M. PEREZ, TRUSTEE OF THE VERA M.PEREZ REVOCABLE LIVING TRUST, DATED SEPTEMBER 18, 2008, of record in Instrument No. 20120208-0011252, dated February 1, 2012, said Register's Office.

The property is commonly known as 1406 Buchanan St. and 1410 Buchanan St Nashville, TN 37208.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, 1410 Buchanan Street LLC, a Tennessee limited liability company, and it's successors and assigns, forever.

Grantee, 1410 Buchanan Street LLC, a Tennessee limited liability company whose address 2027 Clintondale Drive, Nashville, TN 37218, is responsible for the payment of real property taxes on subject property.

Said **Lorenzo T. Perez, Trustee for The Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008** warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said **Lorenzo T. Perez, The Trustee for Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008** has executed this deed and affixed its corporate seal by its Trustee this ____ day of December 2020.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021
(CORPORATE SEAL)

The Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008

By: Lorenzo T. Perez, Trustee

STATE OF TENESSEE) ss.
COUNTY OF)
DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Lorenzo T. Perez, Trustee for The Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Trustee for The Lorenzo T. Perez Revocable Living Trust, dated September 18, 2008**, the within named party, a corporation, and that he as such **Trustee** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Trustee.**

Witness my hand and seal at office, this 4th day of December, 2020.

~~Maxine J. Rucker~~ PARKER T BROWN
Notary Public

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ~~ME~~ THIS 4th DAY OF December, 2020

Notary

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2021

Map & Parcel: 081-11-0-406.00 and 081-11-0-407.00

NEW OWNER: 1410 Buchanan Street LLC, a Tennessee limited liability company

SEND TAX BILLS TO: 1410 Buchanan Street LLC, a Tennessee limited liability company
2027 Clintondale Drive
Nashville, TN 37218

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023