Karen Johnson Davidson County
Batch# 549532 DEEDWARRSP
01/07/2021 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $20,350.00
20210107-0003507



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $5,500,000.00.

Affiant

Sworn to and subscribed before me this 4th day of January, 2021.

Notary Public

My Commission Expires: 01/03/2022

THIS INSTRUMENT PREPARED BY:
Campbell Steele, Esq.
1701 West End Avenue, Suite 400
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Name & Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	Blackbird Realty Ventures, LLC 1701 West End Ave., Suite 400 Nashville, Tennessee 37203	092-12-0-488.00 092-12-0-487.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, J. D. EATHERLY, TRUSTEE OF THE J. D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018, having a situs in the State of Tennessee ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto BLACKBIRD REALTY VENTURES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, certain real property located in Davidson County, Tennessee, which is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

This is improved property located and known as 1705-1707 West End Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD said Property, together with all of the improvements thereon and all appurtenances, estate, title and interest thereto belonging to Grantee, and Grantee's successors and assigns forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has the good and lawful right to convey the same to Grantee, and that title to the Property is free from any lien or encumbrance, except as otherwise set forth on Exhibit B attached hereto.

Grantor does further covenant and bind itself, and its heirs, successors and assigns, to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise. All warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor. This conveyance is made subject to the matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed as of January 6, 2021.

GRANTOR:

J. D. Eatherly, Trustee of the J. D. Eatherly RLT DTD 7/13/18

J. D. EATHERLY, TRUSTEE OF THE J. D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018, the within named bargainor, a revocable trust having a situs in the State of Tennessee, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at office this 6 day of January, 2021.

Kathleen Kirby
Notary Public

My Commission Expires: 9/7/2021

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Legal Description (Of Record)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 136 ON THE PLAN OF JOHN BOYD HOME PLACE, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF WEST END AVENUE, AT A POINT 100 FEET WEST OF THE WESTERLY MARGIN OF 17TH AVENUE SOUTH, FORMERLY WILLIAMS AVENUE; THENCE AT RIGHT ANGLES, SOUTHWARDLY 193.2 FEET MORE OR LESS TO THE NORTHERLY MARGIN OF BROADWAY, FORMERLY BROAD STREET; THENCE WITH SAME, WESTWARDLY 102 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN C. ROESCH AND WIFE, MARTHA SMITH ROESCH, BY DEED FROM ELEANORA W. RUTLAND, OF RECORD IN BOOK 1031, PAGE 135, SAID REGISTER'S OFFICE; THENCE WITH THEIR EASTERLY LINE, NORTHWARDLY 215 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF WEST END AVENUE; THENCE WITH SAID AVENUE, EASTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO J. D. EATHERLY, TRUSTEE OF THE J.D. EATHERLY REVOCABLE LIVING TRUST, DATED JULY 13, 2018 BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20200129-0010734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. General or special taxes and assessments required to be paid for the year 2021 and subsequent years, a lien, but not yet due and payable.

2. Terms and condition of unrecorded leases, as amended from time to time, in favor of Absolute Wireless of TN, LLC and Dae Sung Bae d/b/a "Green Cleaners".

Tennessee Certification of Electronic Document

I, Heather Wood, 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.

Heather Wood
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Lisa Farris, a notary public for this county and state,
Notary's Name

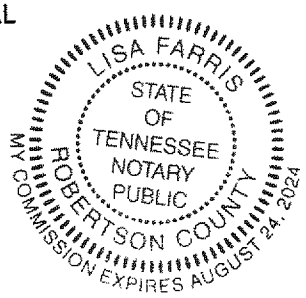
Heather Wood, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Lisa Farris
Notary's Signature

MY COMMISSION EXPIRES: 08-24-2024

NOTARY'S SEAL



(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).

SA0241
00569731