WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

A-SB-AK-20-617

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 560700 **DEEDWARR**
01/26/2021 09:31:17 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20210126-0011146

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
40th Avenue Partners, LLC	**New Owner**	
(NAME)	(NAME)	**09112024900 & 09112025000**
150 3rd Avenue South, Ste. 2800		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUMMINGBIRD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **40TH AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Map & Parcel No.: 091-012-0-249.00
BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL ID : 09112024900 AS SHOWN ON DAVIDSON COUNTY TAX MAP, BEING PART OF LOT NO.12 ON THE PLAN OF A MAP OF THE TOWN OF CLIFTON OF RECORD IN PLAT BOOK 21, PAGE 35, IN THE REGISTER OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND AT THE WESTERLY MARGIN OF 40TH AVE N WITH INTERSECTION OF ALLEY #1203 ; ALSO BEING IN THE NORTHWEST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918-0094393 (R.O.D.C., TN);

THENCE, S 46°18'38" E, 91.00' TO AN WON ROD (SET), AND BEING POINT OF TRUE BEGINNING;

THENCE, S 46°18'38" E, 45.50' TO AN WON ROD (SET) ; ALSO BEING IN THE NORTH WEST CORNER OF THE KATAYOON AMINMADANI PROPERTY AS OF RECORD IN INSTRUMENT: DB-20120719 0063382 (R.O.D.C., TN);

THENCE, S42°44'28"E, 199.44' TO AN IRON ROD SET IN THE EASTERLY MARGIN OF ALLEY #1189 ; ALSO BEING IN THE SOUTHWEST CORNER OF THE KATAYOON AMINMADANI PROPERTY AS OF RECORD IN INSTRUMENT: DB-20120719 0063382 (R.O.D.C., TN);

THENCE, N 46°25'47" W, 48.80' TO AN IRON ROD (SET) IN THE EASTERLY MARGIN OF ALLEY # 1189 ; ALSO BEING IN THE SOUTHEAST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156 0000288 (R.O.D.C., TN);
THENCE, N43°41'22"W, 199.51' TO THE POINT OF TRUE BEGINNING.
CONTAINING 9404.57 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

Tract II:

Map & Parcel No.: 091-012-0-250.00
BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING IDENTIFIED AS PARCEL ID : 09112025000 AS SHOWN ON DAVIDSON COUNTY TAX MAP, BEING PART OF LOT NO.12 ON THE PLAN OF A MAP OF THE TOWN OF CLIFTON OF RECORD IN PLAT BOOK 21, PAGE 35, IN THE REGISTER OFFICE FOR DAVIDSON COUNTY TENNESSEE, AND BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON FOUND AT THE WESTERLY MARGIN OF 40TH AVE N WITH INTERSECTION OF ALLEY #1203 ; ALSO BEING IN THE NORTHWEST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918- 0094393 (R.O.D.C., TN);

THENCE, S 46°18'38" E, 45.50' TO AN IRON ROD (SET), AND BEING POINT OF TRUE BEGINNING;

THENCE, S 46°18'38" E, 45.50' TO AN IRON ROD (SET) ; ALSO BEING IN THE NORTHWEST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156-0000288 (R.O.D.C., TN);
THENCE, S43°41'22"E, 199.51' TO AN IRON ROD SET IN THE EASTERLY MARGIN OF ALLEY #1189 ; ALSO BEING IN THE SOUTHWEST CORNER OF THE MELVIN P. SCHLANGER PROPERTY AS OF RECORD IN INSTRUMENT: WB-00000156 0000288 (R.O.D.C., TN);

THENCE, N 46°25'47" W, 45.50' TO AN IRON ROD (SET) ; ALSO BEING IN THE SOUTH EAST CORNER OF THE MRE OZ FUND, LLC. PROPERTY AS OF RECORD IN INSTRUMENT: DB-20190918 0094393 (R.O.D.C., TN);
THENCE, N43°41'22"W, 199.60' TO THE POINT OF TRUE BEGINNING.
CONTAINING 9079.84 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

Being part of the same property conveyed to Hummingbird Investments LLC, a Tennessee limited liability company by Special Warranty Deed executed December 31, 2020 and recorded on January 5, 2021 in Instrument No. 20210105-0001511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 & 619 40th Avenue North, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this the 22nd DAY OF JANUARY, 2021.

Hummingbird Investments, LLC

BY: _____
Joshua Hellmer
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA HELLMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of HUMMINGBIRD INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of January, 2021.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212