This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9964-DJ

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9964-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of January, 2021.

Notary Public
My Commission Expires: 3/8/2021

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Karen Johnson Davidson County
Batch# 565838 DEEDWARRSP
02/02/2021 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20210202-0014656

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eastland GP 5215 Harding Pke Nashville TN 37205	New Owner	083-06-0-259

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JJC, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eastland GP, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being the Southwesterly portion of Lot No. 39 on the Plan of Olivia W. Sharp's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Said part of Lot 39, which is a corner lot, fronts 49 feet on the Westerly margin of Chapel Avenue and fronts 160 feet on the Northerly margin of Eastland Avenue and extends back 140 feet on the Northerly line and 45 feet, more or less on the Westerly line to a point of intersection.

Tract 2:

Land in Davidson County, Tennessee, being the West 130 feet of the south part of Lot No. 39 on the Plan of Olivia W. Sharp's Addition to Nashville, as of record in Book 332, page 17, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 begins at a point of the northerly margin of Eastland Avenue 160 feet west of the southeast corner of Lot No. 39; thence westwardly with the northerly margin of Eastland Avenue 130 feet to an alley; thence northerly 50 feet to a point; thence easterly 136.7 feet to a point thence southerly with Hill's line 45 feet to the point of beginning.

Being the same property conveyed to JJC, LLC by Warranty deed from Chapel Street Partners of record in Instrument No. 20060621-0074064 Register's Office for Davidson County, Tennessee, dated June 20, 2006 and recorded on June 21, 2006.

This is improved property located at: **97 Chapel Avenue, Nashville, TN 37206**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2021.

GRANTOR:

JJC, LLC, a Tennessee limited liability company

By: _____
Guillermo L. Thomas, Member

By: _____
Yvette Grenier Thomas, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Guillermo L. Thomas and Yvette Grenier Thomas, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of JJC, LLC, the maker, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of January, 2021.

_____
Notary Public
My Commission expires: 3/8/2021

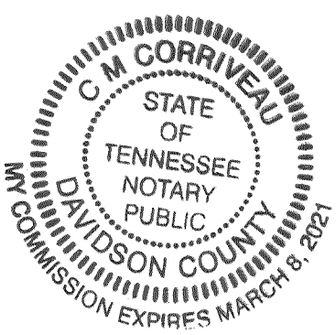


EXHIBIT B
(Permitted Exceptions)

1. Taxes for the year 2021, and subsequent years, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 17, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 8995, Page 721, in the Register's Office for Davidson County, Tennessee.

202102020014656

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

