Karen Johnson Davidson County
Batch# 582236 DEEDWARRSP
03/02/2021 02:24:30 PM 5 pgs
Fees: $28.00 Taxes: $6,475.00
20210302-0026816

THIS INSTRUMENT PREPARED BY: **Jennifer L. Johnson, Esq.** **Maynard Cooper & Gale, P.C.** **3835 Cleghorn Avenue, Suite 250** **Nashville, Tennessee 37215**	STATE OF Tennessee COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is 1,750,000.00 By: _____ Affiant Subscribed and sworn to before me, this 26th day of February 2021. _____ Notary Public My Commission Expires: 4-21-2024

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
2030 25th Ave, LLC 1006 Fatherland Street Nashville, TN 37206	New Owner	081-06-0-336-00 081-06-0-331-00

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable considerations, **2030 25th Partners, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **2030 25th Ave, LLC,** a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title and interest in certain real property located in Davidson County, State of Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property known as 2030 25th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said real property, together with all privileges, rights, easements and appurtenances thereunto belonging or in any way or appertaining to Grantee, its successors and assigns, forever, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit B**, attached hereto and incorporated herein by reference, Grantor does hereby covenant that Grantor will warrant and defend the title to said real property unto Grantee, and Grantee's successors and assigns forever, against the lawful claims of all claiming by, through and under Grantor but no other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective February 24 2021.

GRANTOR:

2030 25th PARTNERS, LLC
a Tennessee limited liability company

By: _____
Hunter Creekmore, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hunter Creekmore, 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 President of 2030 25th Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

WITNESS MY HAND, at office, this 24 day of February 2021.

_____
Notary Public

My Commission Expires: 10-2-2023

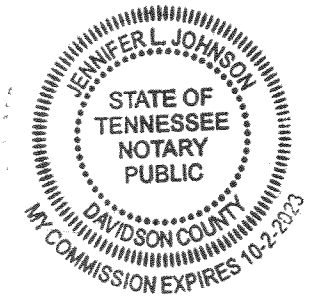


EXHIBIT A

LEGAL DESCRIPTION

Beginning at a found mag nail (N:675,015.45'; E: 1,727,348.43' SPC) marking the point of intersection of the Eastern Right of Way of Twenty Fifth Avenue North and the southern right of way of Alley No. 1608 thence with said right of way South 57 Degrees 17 Minutes 38 Seconds East for 397.86 to a iron pipe found 0.10' diameter common corner with John Grigsby recorded in Quit Claim Deed Instrument 20010419-0038929 in the Davidson County Register of Deeds;

Thence with said line South 27 Degrees 59 Minutes 52 Seconds West for 65.29 feet to a set 5/8-inch diameter iron rebar with TTL Cap in the of Oliver North recorded in Quit Claim Deed Instrument number 200300624-0086587 in the Davidson County Register of Deeds;

Thence with said line the following two (2) calls and distances:

1. North 71 Degrees 30 Minutes 09 Seconds West for 95.00 feet to cutoff iron post found;
2. South 09 Degrees 08 Minutes 51 Seconds West for 120.02 passing a point corner with William Rucker recorded in Quit Claim Deed Instrument 20120227-00165202 in the Davidson County Register of Deeds to a found 1/2 inch diameter rebar no cap in the line of Alley Number 1607;

Thence with said line North 75 Degrees 04 minutes 27 seconds West for a distance of 37.20 feet to a ½" diameter Iron rod found.

Thence continuing with said alley line North 75 Degrees 10 minutes 30 seconds West for 202.17 feet to a found 5/8-inch distance iron rebar with RLS 1710 Cap in the Eastern Right of Way of Twenty Fifth Avenue North;

Thence with said line North 06 Degrees 56 minutes 00 seconds East for 301.87 to the point of Beginning

Parcel containing 71,415.03 square feet more of less (1.64 Acres +-).

Land Description prepared by Kenneth D. Church, TN RLS # 1004 with TTL USA, 5010 Linbar Drive, # 153, Nashville, Tennessee 37211, Phone: 615-727-1847

Being the same property conveyed to 2030 25th Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from John R. Cheadle, Jr. as Receiver for Nashville Realty Holdings, LLC, pursuant to an order of the Chancery Court for Davidson County, Tennessee, in the matter of BOKF, N.A., d/b/a Bank of Oklahoma vs. The Crestview Care and Rehabilitation Center, LLC and Nashville Realty Holdings LLC (Case Number: 18-563-I) filed on August 27, 2019, of record in Instrument No. 20191011-0104576 in the Register's Office for Davidson County, Tennessee, and further by that Quitclaim Deed of record in in Instrument No. 20191011-0104577, in said Register's Office.

EXHIBIT B

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

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4058, Page 490, in the Register's Office for Davidson County, Tennessee.

3. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Kenneth D. Church, TN RLS #1004, TTL, USA, last revised _____: (a) Utility and drainage lines, with meters, valves, poles and other appurtenances; (b) Encroachment of wood fence onto subject property.

Tennessee Certification of Electronic Document

I, Teresa Beardsley, 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.

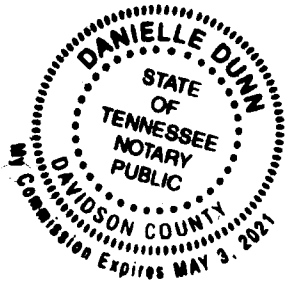
Teresa Beardsley
Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Danielle Dunn, a notary public for said county and state, **TERESA BEARDSLEY**, who acknowledged that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Danielle Dunn
Notary Signature

My Commission Expires: May 3, 2021



(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).

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