THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 585299 DEEDWARR
03/05/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20210305-0029142

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
1606 Music Row, LLC 798 Berry Road Unit 41218 Nashville, TN 37204-2974	Owner	104-08-0Q-001.00 CO & 104-08-0Q-002.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **M D Properties, LLC, a Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **1606 Music Row, LLC**, hereinafter called the Grantee, Grantee's, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A & B, on the plan of M D Properties, LLC, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20190808-0078805, Register's Office for Davidson County, Tennessee, said Unit(s) being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to M D Properties, LLC, a Tennessee limited liability company, by deed from Debra Gonzalez, of record as Instrument No. 20190528-0049816, dated May 23, 2019, said Register's Office.

This property commonly known as 1606 A & B 16th Ave S, Nashville TN 37212.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its

successors 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 hand, this 26TH **day of February, 2021:**

M D Properties, LLC

By: _____

Name: Mridul Bajpai

Title: Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mridul Bajpai, 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 Member of **M D Properties, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **M D Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 26 day of February 2021.

_____
NOTARY PUBLIC

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$1,600,000.00~~.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 26 DAY OF February, 2021.

_____
Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY