Karen Johnson Davidson County
Batch# 615768 DEEDWARR
04/15/2021 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20210415-0050347

JENNIFER DIPERNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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 Davidson

The actual consideration or value, whichever is greater, for this transfer is 800,000.00

By: Logan Cass
Affiant

Subscribed and sworn to before me, this 14 day of April 2021.

Notary Public
My Commission Expires: 1-8-2024

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
KJJC Properties LLC 5012 Centennnial Blvd. Nashville, TN 37219	New Owner	Map 071 Parcels 301.00 and 302.00

WARRANTY DEED

For the consideration of Ten Dollars ($10.00) and other good and valuable consideration, **DOUGLAS VILLAGE, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **KJJC PROPERTIES 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, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 750 and 754 Douglas Avenue, Nashville, Tennessee.

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 in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that the above-referenced Property is conveyed subject to any rights-of-way, easements, restrictions, and all other matters of record.

EXHIBIT A

LEGAL DESCRIPTION

Tract No. 1:

Land in Davidson County, State of Tennessee, being part of Lot No. 22, on the Plan of Thornby Place, of record in Book 332, page 3, Register's Office for said County, as follows:

Said Lot No. 22 fronts on the southerly side of Mile End Avenue and runs back 131 feet on the easterly line and 130 feet on the westerly line to an alley in the rear measuring 50 feet thereon. (This legal description is the same as set forth in the previous deed but due to expansion of Douglas Avenue these measurements have slightly altered.)

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Thornby Place, due to the expansion of Douglas Avenue, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the southerly side of Mile End Avenue and runs back between lines, 132 feet on the east line, and 131 feet on the west line, to an alley on which it measures 50 feet. (This legal description is the same as set forth in the previous deed but due to expansion of Douglas Avenue these measurements have slightly altered.)

Being a part of that certain property conveyed to Douglas Village LLC, by deed of record in Instrument No. 20190624-0060480, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective April __, 2021.

GRANTOR:

DOUGLAS VILLAGE, LLC
a Tennessee limited liability company

By: _____
Nathan Lyons, President

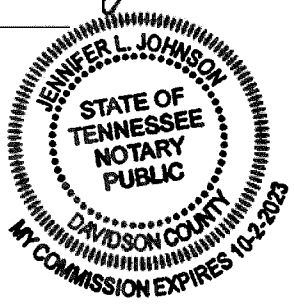
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nathan Lyons 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 Douglas Village, 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 13 day of April 2021.

_____
Notary Public

My Commission Expires: 10-2-2023



True Copy Certification

I, Matt Foster, 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.

Matt Foster

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

