Karen Johnson Davidson County
Batch# 616112 DEEDWARR
04/15/2021 04:29:51 PM 2 pgs
Fees: $13.00 Taxes: $2,626.63
20210415-0050764

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922529**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $709,900.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2021. Notary Public My Commission Expires: 11/17/24

JENNIFER ALLEN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Two J's LLC 465 Pond Apple Road Clarksville, TN 37043	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 16 2A 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1037 Scovel, LLC, a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Two J's LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from M2 Square, LLC to 1037 Scovel LLC, a Delaware limited liability company as recorded on the 6th day of August, 2018 in Instrument No. 20180806-0076884, in the Register's Office of Davidson County, Tennessee.

Property was erroneously conveyed by Warranty Deed of record in Instrument No. 20210203-0015445, in the Register's Office of Davidson County, Tennessee. By Corrective Deeds of record in Instrument No. 20210415-0050760 and Instrument No. 20210415-0050761, in the Register's Office of Davidson County, Tennessee, the above-described property was conveyed back to Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK'S TOWN, NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190919-0094897, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9183, Page 130 and Book 11625, Page 280, in the Register's Office of Davidson County, Tennessee.

Memorandum & Development Agreement recorded in Book 11348, Page 187, in the Register's Office of Davidson County, Tennessee.

Final Certificate from Metro of Approvals recorded in Book 11374, Page 954, in the Register's Office of Davidson County, Tennessee.

Conveyance to Metro for Ordinance 93-773 recorded in Book 11348, Page 179, in the Register's Office of Davidson County, Tennessee.

Agreement for Public Right of way as set forth in instrument recorded in Instrument Nos. 20190819-0082734 and 20190819-0082735, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1037C Scovel Street Unit #3 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

1037 SCOVEL, LLC

By: FrontFour Nashville, LP, Member

By: FrontFour Real Ventures, LLC
General Partner

By: Derek B Lisle, Authorized Agent
Derek Lisle, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Derek Lisle, 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 Authorized Agent (or other officer authorized to execute the instrument) of FrontFour Real Ventures, LLC, a Delaware limited liability company, which is the General Partner of FrontFour Nashville, LP, a Delaware limited partnership, and who on behalf of FrontFour Nashville, LP, as the sole Member of 1037 Scovel, LLC, a Delaware limited liability company, the within named bargainor, acknowledged that he on behalf of the General Partner of such sole member has executed the foregoing instrument with authority and for the purposes therein contained, by signing the name of 1037 Scovel, LLC by himself as such aforesaid Authorized Agent of the General Partner of FrontFour Nashville, LP for the purpose of binding 1037 Scovel, LLC hereto.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of April, 2021.

Notary Public

RD My commission expires 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024