Karen Johnson Davidson County
Batch# 647190 DEEDWARR
06/01/2021 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20210601-0073254

Prepared by and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
BABA O LAND CO, GP 4114 Eden Avenue Nashville, Tennessee 37215	New Owner	091-07-0-153.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **48TH AVENUE PARTNERS, LLC**, a Tennessee limited liability company (the "Grantor") does hereby transfer and convey unto **BABA O LAND CO, GP**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on Exhibit A (the "Land").

This is improved property located at 1110 48th Avenue North, Nashville, Davidson County, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been prepared from the Grantor's deed of conveyance and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for 2020 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature page of General Warranty Deed]

WITNESS this the 27 day of May, 2021.

GRANTOR:

48TH AVENUE PARTNERS, LLC

By: Benjamin S. Mitchell

Benjamin S. Mitchell, President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared Benjamin S. Mitchell, 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 48th Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 27 day of May, 2021.

Notary Public

My Commission Expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $2,000,000.00.

Benjamin A. Mitchell

AFFIANT

Subscribed and sworn to before me, this 27 day of May, 2021.

Notary Public

My Commission Expires:

11/14/21

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat "First Revision" Lots 1-10 Viewpoint Addition to West Nashville, of record in Instrument No. 20070608-0069077, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 48TH AVENUE PARTNERS, LLC, by deed from THOMAS WENDELL ETHRIDGE, TRUSTEE OF THE THOMAS WENDELL ETHRIDGE AND CHARLES V. DUNCAN REVOCABLE TRUST, of record in Instrument No. 20090803-0072100, dated July 23, 2009, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21.

