Prepared By:
NEAL & HARWELL, PLC
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Karen Johnson Davidson County
Batch# 648923 DEEDWARRSP
06/03/2021 10:13:30 AM 6 pgs
Fees: $33.00 Taxes: $12,025.00
20210603-0074426

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
2021 Ventures, LLC 1314 Harding Place Nashville TN 37215	2021 Ventures, LLC 1314 Harding Place Nashville TN 37215	08600013700

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dodson Chapel Investors, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **2021 Ventures, LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a tract of land in Davidson County, Tennessee described on the attached Exhibit A.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and that the same is unencumbered except for the matters described on the attached Exhibit B.

GRANTOR further covenants and binds itself, its successors and assigns 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 claiming by, through or under the GRANTOR, but not otherwise.

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

Witness the execution of this Special Warranty Deed as of this 21st day of May 2021.

GRANTOR:

DODSON CHAPEL INVESTORS, LLC

By: _____
Faran Ferdowsi, Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Faran Ferdowsi, 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 Chief Manager of Dodson Chapel Investors, LLC, the within named bargainor, and that he as such Chief Manager 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 Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 21st day of May 2021.

_____
Notary Public

My Commission Expires: 1-8-24

TAMMY L. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $3,250,000.00

Affiant

Sworn to and subscribed before me this the 21st day of May 2021.

Notary Public

My Commission Expires: 1-8-24

TAMMY L. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEGINNING at an iron rod situated in the westerly margin of Dodson Chapel Road, said point also being the southeast corner of the Investors, LLC property of record at Instrument No. 20080609-0059202, Register's Office for Davidson County, Tennessee;

Thence, along said road, S 07° 39' 11" W, a distance of 37.66 feet to an iron rod; Thence, along said road, S 03° 47 12" W, a distance of 270.25 feet to an iron rod; Thence, leaving said road, S 83° 01' 36" W, a distance of 9.91 feet to an iron rod; Thence, S 81° 40' 04" W, a distance of 151.85 feet to an iron rod; Thence, N 03° 44' 13" W, a distance of 132.19 feet to an iron rod; Thence, N 07° 18' 05" E, a distance of 157.87 feet to an iron rod; Thence, N 05° 27' 02" E, a distance of 49.18 feet to an iron rod; Thence, N 09° 53' 38" E, a distance of 12.29 feet to an iron rod; Thence, S 83° 17' 22" E, a distance of 165.84 feet to the POINT OF BEGINNING.

Being the same property conveyed to Dodson Chapel Investors, LLC, by Warranty Deed of record in Instrument No. 20110602-0042266 and by Quitclaim Deed of record in Instrument No. 20110602-0042267, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable. Tax Identification No. 08600013700: 2020 Davidson County Taxes are Paid in the amount of $34,604.14; No City Taxes.

2. Right-of-Way Dedication and Easements contained in Deed of record in Instrument No. 200606230075077, in the Register's Office of Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Dodson Chapel Investors, LLC, of record in Instrument No. 201502060011238, in the Register's Office of Davidson County, Tennessee.

4. Dedication of Sidewalk Easement(s) and/or Right(s)-of-Way from Dodson Chapel Investors, a Tennessee limited liability company to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 202005040046086, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Denise Griffin, 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.

Signature

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 06/21/2021

Notary Seal:

