THIS INSTRUMENT PREPARED BY:
Mollie A. Gass, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. South
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $8,510,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 7th day of June, 2021.

Notary Public
My Commission Expires: 8/28/21

Karen Johnson Davidson County
Batch# 657178 DEEDWARR
06/15/2021 03:51:28 PM 6 pgs
Fees: $33.00 Taxes: $31,487.00
20210615-0080867

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
504 4th Ave South, LLC 319 Peabody St. Nashville TN 37210	Same	093-10-0-444.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Eight Million Five Hundred Ten Thousand and No/100 Dollars ($8,510,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **JMJ ENTERPRISES, INC., A TENNESSEE CORPORATION**, AS TO 1/3 INTEREST, **GESIS THANA, AN INDIVIDUAL**, AS TO 1/3 INTEREST, **GEORGE MADAPPALLIL, AN INDIVIDUAL,** AS TO 1/6 INTEREST, AND **MARY GEORGE, AN INDIVIDUAL**, AS TO 1/6 INTEREST (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto 504 4th Ave South, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

BEING land in the 19th councilmanic of Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37 and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:

BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the northerly margin of said alley, 160 feet, more or less, to Almond Street, formerly Hume Street; thence in a northerly direction and along the westerly margin of Almond Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or less to the point of beginning.

Being the same property conveyed to 3MS Two Properties, LLC by Warranty Deed dated May 31, 2006, from I-65 Realty Partners, LLC a Nevada limited liability company, recorded June 5, 2006, in Instrument Number 20060605-0066417, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to **JMJ Enterprises, Inc., a Tennessee corporation, as to 1/3 interest, Gesis Thana, an individual, as to 1/3 interest, George Madappallil, an individual, as to 1/6 interest and Mary George, an individual, as to 1/6 interest** by Quitclaim Deed from **3MS Two Properties, LLC, a Tennessee limited liability company**, recorded simultaneously herewith in Instrument Number 20210615-0080866, in the Register's Office of Davidson County, Tennessee.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

[SIGNATURES ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 4th day of June, 2021.

GRANTOR:

JMJ ENTERPRISES, INC.

By: Mary James
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared, Mary James, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of JMJ Enterprises, Inc, and that she as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such.

WITNESS my hand, at office, this 4th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 7-9-22

MOLLIE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 09, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 26th day of May, 2021.

GRANTOR:

Gesis Thana

STATE OF FLORIDA)
COUNTY OF BROWARD)

Before me personally appeared Gesis Thana, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 26th day of May, 2021.

Notary Public
My Commission Expires

RENZO GARCIA
Notary Public - State of Florida
Commission # GG 197317
My Comm. Expires Apr 29, 2022

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 3rd day of June, 2021.

GRANTOR:

Madappallil George
George Madappallil

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Before me personally appeared George Madappallil, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of June, 2021.

Notary Public
My Commission Expires: 4/27/2022

CATHERINE A. MORHOUS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO6006223
Qualified in Westchester County
My Commission Expires 4/27/2022

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 3rd day of June, 2021.

GRANTOR:

Mary George

STATE OF NEW YORK)
COUNTY OF WESTCHESTER)

Before me personally appeared Mary George, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of June, 2021.

Notary Public
My Commission Expires:

CATHERINE A. MORHOUS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MO6006223
Qualified in Westechester County
My Commission Expires 4/27/2022