WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$610,500.00.**

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 704619 **DEEDWARR**
08/25/2021 12:49:35 PM 2 pgs
Fees: $13.00 Taxes: $2,258.85

20210825-0114899

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edgehill QOZ FUND, LLC 1022A 9th Ave. S. Nashville, TN 37203	NEW OWNER	105-01-0-044

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mindy Wright, unmarried**, (formerly Mindy Wright Raines) hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Edgehill QOZ FUND, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being Lot No. 1 on the Resubdivision of Lot No. 1, Section 14, Edgehill Estates, as of record in Book 4350, page 146, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 14th Avenue South, at the common corner of Lot Nos. 1 and 2; thence with the line between said lots, north 82 deg. 10' 27" west 141.75 feet to a point in the easterly margin of an alley; thence with the margin of said alley, north 8 deg. 17' 03" east 38.53 feet to a point in the beginning of a curve; thence around said curve, northeasterly 31.25 feet to a point in the southerly margin of South Street; thence with the same, south 82 deg. 10' 27" east 96.71 feet to a point; thence, southeasterly around a curve, 39.47 feet to a point in the westerly margin of 14th Avenue South; thence with the margin of the same, south 8 deg. 27' 03" west 33.17 feet to the point of beginning.

Being the same property conveyed to Mindy Wright (formerly Mindy Wright Raines) by Quitclaim Deed from Joyce B. Wright, dated 12/18/2012 and recorded 12/19/2012, of record in Instrument 201212190116934, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-21-901

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **901 14th Ave. S., Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of August, 2021.

Mindy Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mindy Wright with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of August, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

