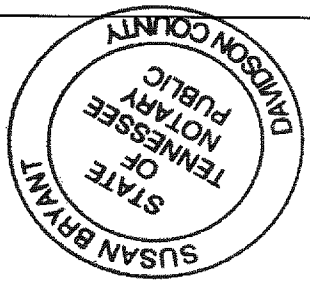
Karen Johnson Davidson County
Batch# 705322 DEEDWARRSP
08/26/2021 10:04:30 AM 5 pgs
Fees: $28.00 Taxes: $4,477.00
20210826-0115260

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,210,000.00.

ARK
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Susan Bryant
Notary Public

My commission expires: 1/8/2024

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Threshold Investment Partners, LLC 113 Greenwood Avenue Nashville, Tennessee 37206	New Owner	13203001200

FOR AND IN CONSIDERATION of the above-referenced sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CJM NASHVILLE, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto THRESHOLD INVESTMENT PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property known as 1010 Hardison Street, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any persons claiming by, through, or under Grantor, but not further or otherwise.

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

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 16th day of August, 2021.

GRANTOR:

CJM NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Christopher Pierce Bradshaw
Title: Manager

STATE OF KS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Christopher Pierce Bradshaw, 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 Manager of CJM Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Christopher Pierce Bradshaw, Manager of the company.

Witness my hand and seal, at office in Olathe, KS, this the 16 day of August, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11/20/24

RICHARD STANLEY
Notary Public-State of Kansas
My Appt. Expires 11/20/24

Exhibit A

Legal Description

Real property in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly boundary of the tract of land conveyed to Tennessee Development Company by the United States of America by deed of record in Book 1561, Page 117, in the Register's Office for Davidson County, Tennessee, said point being the Northwesterly corner of a tract of land conveyed to Hardmac Company by deed of record in Book 1584, Page 45, Register's Office for Davidson County, Tennessee, and being 275.04 feet North of the Southwest corner of the said tract conveyed to Tennessee Development Company by the United States of America, supra, and being in the East usage line of the Louisville & Nashville Railroad, said East usage line being a line 33 feet East of, and parallel to, the center line of the North bound main track of said railroad; thence with said East usage line, North 22° 00' 00" West 220.30 feet to a point; thence North 67° 05' 00" East 238.30 feet to a point in the Westerly margin of the easement or right-of-way of the L&N Railroad Company's Classification Center Lead Track No. 6C (said easement being 16 feet in width and extending 8 feet on each side of the center line of said track); thence with the Westerly margin of the said Track 6C easement South 50° 46' 00" East 15.40 feet to the point where the said easement line intersects the Westerly margin of the Hardmac Company's private spur track easement; thence with the Westerly margin of said Hardmac easement, South 45° 34' 00" East 90.30 feet to an iron pin set in the Westerly margin of a private road; thence, with the Westerly margin of said road, South 32° 26' 00" East 125.40 feet to an iron pin in the Northerly boundary of the Hardmac land; thence with the Northerly boundary of the Hardmac property, South 67° 05' 00" West 290.60 feet to the point of beginning.

Being the same property conveyed to CJM Nashville, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Instrument No. 20210416-0050870 in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021 and all subsequent years.

2. Easement and Reservations set out in deed of record in Book 1583, Page 436, in the Register's Office for Davidson County, Tennessee, as shown on the Survey.

3. Easements, Reservations, and rights including Mineral rights reservation as set forth in deed of record in Book 1561, Page 117, in the Register's Office for Davidson County, Tennessee.

4. Right of L&N Railroad to increase its right-of-way to the full extent of its charter, as shown on the Survey.

5. Grant of Transmission Line Easement of record in Book 1163, Page 145, in the Register's Office for Davidson County, Tennessee.

6. Grant of Transmission Line Easement of record in Book 1174, Page 128, in the Register's Office for Davidson County, Tennessee.

7. Easement set forth in deed of record in Book 1584, Page 45, in the Register's Office for Davidson County, Tennessee.

8. Matters shown on Survey Project #200083 prepared by Steven C. Matthews TN RLS #2352 of Dale & Associates and dated 2/22/2021.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 16, 2021 (date of document).

Affiant Signature

7-6-2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

