Karen Johnson Davidson County
Batch# 731410 DEEDWARR
10/07/2021 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $29,600.00
20211007-0134906

THIS INSTRUMENT PREPARED BY:
Sherrard Roe Voigt & Harbison, PLC (JHR)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

GENERAL WARRANTY DEED

Address New Owner:
The Trio Music Row, LLC
3841 Green Hills Village Dr., Suite 400
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Par. 105-01-0-105.00
Map-Par. 105-01-0-107.00

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David Shearon, an unmarried man ("Grantor") has bargained and sold and do hereby bargain, sell, convey unto The Trio Music Row, LLC, a Delaware limited liability company ("Grantee"), the real estate described in Exhibit "A" attached hereto and incorporated herein.

This is improved property located in Davidson County, Tennessee at 1016 and 1020 16th Avenue South, Nashville Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor have a good right to sell and convey the same; that the same is unencumbered except for real estate taxes for 2021 that have been prorated between Grantor and Grantee to which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons whomsoever.

WITNESS the signature of the Grantor to be effective the 21 day of September, 2021.

David Shearon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David Shearon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that the executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Franklin, Tennessee, this 21st day of September, 2021.

NOTARY PUBLIC

My Commission expires: 9-25-2021

RICHARD HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2021

1001644.1 13757-008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $8,000,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2021.

Notary Public

My Commission Expires: 10/02/2023

MELISSA ANN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Exhibit "A"

Property Description

TRACT I:

LAND IN THE 19TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, SAID POINT BEING A COMMON CORNER WITH I DYKE TATUM, TRUSTEE, AS OF RECORD IN DEED BOOK 10894 AT PAGE 956, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE HEREIN DESCRIBED TRACT; THENCE, WITH THE MARGIN OF SAID ROAD, N 08 DEGREES 49 MINUTES 15 SECONDS EAST 107.03 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER 10 ZUMWALT, ALMON AND HAYES, AS OF RECORD IN DEED BOOK 7084 AT PAGE 447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID ROAD MARGIN, AND RUNNING WITH THE LINE OF ZUMWALT, ALMON AND HAYES, SOUTH 82 DEGREES 08 MINUTES 17 SECONDS EAST 146.85 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF AN ALLEY; THENCE, LEAVING THE LINE OF ZUMWALT, ALMON AND HAYES, AND RUNNING WITH SAID ALLEY MARGIN, SOUTH 09 DEGREES 07 MINUTES 20 SECONDS WEST 104.49 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TATUM, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE MARGIN OF SAID ALLEY, AND RUNNING WITH THE LINE OF TATUM, NORTH 83 DEGREES 08 MINUTES 00 SECONDS WEST 146.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SURVEY SOLUTIONS, STEVE AXLEY, R. L. S. #1975, DATED NOVEMBER 23, 1999.

Being the same property conveyed to DAVID M. SHEARON AND WIFE, LINN PITTENGER, by deed from PAUL DURHAM COMPANY, LLC, of record in Instrument No. 200002160015560, dated February 16, 2000, said Register's Office.

Being the same property conveyed to DAVID M. SHEARON by quitclaim deed from KAREN LINN PITTENGER, of record in Instrument No. 20021028-0131873, dated October 25, 2002, said Register's Office.

Being the same property conveyed to DAVID M. SHEARON, by quitclaim deed from LAURA WEBSTER F/K/A LAURA SHEARON, of record in Instrument No. 20200221-0019480, dated February 20, 2020, said Register's Office.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128, AS SHOWN ON THE MAP ENTITLED PLAN OF M.A. SPURR'S SUBDIVISION OF LOT NO. 8 IN THE BOYD AMENT TRACT, OF RECORD IN PLAT BOOK 21 AT PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Bing the same property conveyed to DAVID M. SHEARON AND WIFE, PATRICIA A. SHEARON by deed from JAMES H. FLEMING, JR. of record in Book 6417, Page 511, dated October 25, 1984, said Register's Office. JAMES H. FLEMING, JR AND PATRICIA A. SHEARON have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-814, dated November 30, 1990, a certified copy of which is of record in Book 8246, Page 242, said Register's Office. Pursuant to the Order of record in Book 9508, Page 810, said property was vested out of PATRICIA A. SHEARON and vested in DAVID MARTIN SHEARON.

Being the same property conveyed to DAVID M. SHEARON AND WIFE, LINN PITTENGER, by deed from I. DYKE TATUM, TRUSTEE, of record in Book 10894 , Page 956, dated April 14, 1998, said Register's Office.

Being the same property conveyed to DAVID M. SHEARON, by quitclaim deed from KAREN LINN PITTENGER, of record in Instrument No. 20021028-0131873, dated October 25, 2002, said Register's Office.

Being the same property conveyed to DAVID M. SHEARON, by quitclaim deed from LAURA WEBSTER F/K/A LAURA SHEARON, of record in Instrument No. 20200221-0019480, dated February 20, 2020, said Register's Office.

Certificate of Authenticity

I, Melissa Foster, do hereby make oath that I am 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 July 1, 2021.

9/21/21
Date

Affiant Signature

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

MELISSA ANN FOSTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: 10/02/2023
Date