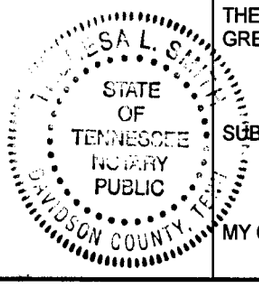
# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 750571 DEEDWARRSP
11/08/2021 09:33:58 AM 2 pgs
Fees: $13.00 Taxes: $6,402.22

20211108-0148653




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $1,730,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MR Squared Partners, a Tennessee General Partnership | MR Squared Partners, a Tennessee General Partnership | 11816000800 |
| (NAME) | (NAME) | |
| 2929 Sidco Drive | 2929 Sidco Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **2929, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **MR Squared Partners, a Tennessee General Partnership,** hereinafter called the GRANTEE(S), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Sidco Subdivision, of record in Book 2133, page 115, Register's Office for Davidson County and being more particularly described as follows:

Beginning at a point situated in the westerly margin of Sidco Drive, said point being the northeast corner of the property herein described; thence along the right-of-way of Sidco Drive, S 02 deg. 40' 00" W, a distance of 100.00 feet to a point; thence leaving said Sidco Drive, N 87 deg. 20' 00" W, a distance of 425.00 feet to a point; thence, N 02 deg. 40' 00" E, a distance of 100.00 feet to a point; thence S 87 deg. 20' 00" E, a distance of 425.00 feet to the point of beginning and containing 0.98 acres of land, more or less.

Being the same property conveyed to 2929, LLC by deed dated July 26, 2011 from Southern Colortype Co., Inc. of record in Instrument No. 20110726-0057187, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2929 Sidco Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 1st day of November, 2021.

2929, LLC, a Tennessee limited liability company

By: _____, Trustee
David Vernich, Trustee
Its: Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, David Vernich with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of 2929, LLC, a Tennessee limited liability company and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 1st day of November, 2021.

_____
Notary Public Justin D. Tatum
My Commission Expires: 9/6/2022

JUSTIN D. TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 21-MR