Name and Address of New Owner:
924 Vine Street LLC
924 Vine Street
Nashville TN 37203
Send Tax Bills To:
924 Vine Street LLC
Same

Karen Johnson Davidson County
Batch# 754380 DEEDWARR
11/15/2021 09:43:30 AM 4 pgs
Fees: $23.00 Taxes: $10,915.00
20211115-0151442

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-02-0-256-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vine Street Partners, JV, a Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **924 Vine Street LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PARTS OF LOTS NUMBER 11 TO 16, INCLUSIVE, ALL OF LOTS NUMBER 17 AND 18 AND A 10 FOOT ALLEY LYING BETWEEN LOT 17 AND LOTS NUMBER 11 TO 16, INCLUSIVE, ON THE PLAN OF ALEXANDER W. CAMPBELL AND WIFE'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN BOOK 18 PAGE 649, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED PARTIALLY ACCORDING TO A SURVEY MADE BY ANDERSON-DELK & ASSOCIATES, DATED JANUARY 11, 1985, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF VINE STREET, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND LYING ON THE EASTERLY LINE OF THE METROPOLITAN GOVERNMENT PARK BOARD PROPERTY, AS OF RECORD IN BOOK 5145, PAGE 782, SAID REGISTERS OFFICE; THENCE, LEAVING SAID MARGIN OF VINE STREET AND WITH THE SAID METROPOLITAN GOVERNMENT PARK BOARD LINE, NORTH 62 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 120.99 FEET TO A POINT ON THE RIGHT OF WAY OF THE SEABOARD SYSTEMS RAILROAD; THENCE WITH THE AID SEABOARD SYSTEMS RIGHT OF WAY SOUTH 48 DEGREES 52 MINUTES 25 SECONDS EAST A

DISTANCE OF 161.88 FEET TO A POINT ON THE WESTERLY MARGIN OF OAK STREET; THENCE WITH THE SAID WESTERLY MARGIN OF OAK STREET, SOUTH 48 DEGREES 21 MINUTES 30 SECONDS WEST AT DISTANCE OF 90.58 FEEL TO A POINT; THENCE CONTINUING WITH SAID MARGIN OF OAK STREET WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DISTANCE MI 84.26 FEET IN A POINT; THENCE WITH A RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 20.06 FEET TO A POINT ON THE NORTHERLY MARGIN OF VINE STREET; THENCE WITH THE NORTHERLY MARGIN OF VINE STREET NORTH 27 DEGREES 26 MINUTES 00 SECONDS WEST A DISTANCE OF 157.86 FEET TO THE POINT OF BEGINNING, CONTAINING 0.599, MORE OR LESS, ACRES.

Being the same property conveyed to Vine Street Partners, JV, a Partnership by Warranty Deed from Construction Enterprises, Inc., a Corporation of record as Instrument No. 20181227-0125641 in the Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 27, 2018.

For Information Only: Being Parcel No. 105-02-0-256-00
Being also known as 924 Vine Street, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2021.

Vine Street Partners, JV, a Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2021, before me personally appeared Vine Street Partners, JV, a Partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2021.

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 2/3/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,950,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Vine Street Partners, JV, a Partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of November, 2021.

DELLANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 2/3/25

Tennessee Certification of Electronic Document

I, John A Bell Jr., 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 NOV 1 2021 (date of document).

Affiant Signature

NOV 9 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9 day of NOV, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

NOTARY PUBLIC

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025