Karen Johnson Davidson County
Batch# 771717 DEEDWARRSP
12/10/2021 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20211210-0164197

THIS INSTRUMENT PREPARED BY:

Elizabeth A. Bowden, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF DECEMBER, 2021.

Notary Public
My Commission Expires: 9/2/24

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.:
MOGALITY, LLC 105 Continental Place, Suite 160 Brentwood, TN 37027	SAME AS NEW OWNER	092-080-071.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JCM INVESTMENTS, LLC,** a Tennessee series limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer, convey and warrant to **MOGALITY LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, the following described land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, Being Lot 134, Samuel Watkin's Estate as shown on Plat of Record in Plat Book 57, Page 13 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to JCM Investments, LLC by Quitclaim Deed from Michael R. Wolfe and wife, Jodi C. Wolfe, dated September 11, 2014, recorded at Instrument No. 20141024-0098245, Register's Office for Davidson County, Tennessee.

This commercial property is known as **1314 Jo Johnston Avenue, Nashville, Tennessee 37203**. This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor does covenant and bind itself, its successors and assigns to warrant and forever defend the title to said property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit A), but not further or otherwise.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 7th day of December, 2021.

JCM INVESTMENTS, LLC,
a Tennessee series limited liability company

By: _____
Michael R. Wolfe, Authorized Member

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Member of JCM INVESTMENTS, LLC, a Tennessee series limited liability company ("Company"), the within named bargainor, and that he as such Authorized Member of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of himself as Authorized Member of JCM Investments, LLC.

WITNESS my hand and official seal, this 6th day of December, 2021.

_____
Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

EXHIBIT A

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. All matters show on plat(s) of record in Plat Book 57, Page 13, in the Register's Office of Davidson County, Tennessee.

3. Rights of parties in possession not shown by the Public Records.

4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Christopher R. Conrad, TN Reg. No. 2166, L. I. Smith and Associates, Inc., on September 2, 2021, designated as Project #210628:

- Unknown ownership of fence meandering along the inside and outside of the eastern property line;
- Light pole located on the northeastern portion of the property; and
- Fuel handhold/shutoff located on the southeastern portion of the property.

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/07/2021.

Signature

Date: 12/07/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/07/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY