NEW OWNER:

IRELAND STREET PARTNERS LLC
105 Westpark Dr., Suite 190
Brentwood, TN 37207

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 21-1782

MAP/PARCEL NOS.: 092 04 0 178.00
092 04 0 157.00
092 04 0 156.00
092 04 0 155.00
092 04 0 154.00

Karen Johnson Davidson County
Batch# 773045 **DEEDWARR**
12/13/2021 12:09:01 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00

20211213-0164664

D E E D

FOR AND IN CONSIDERATION of the sum of TWO MILLION, NINE HUNDRED THOUSAND and 00/100 DOLLARS ($2,900,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **12th AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **IRELAND STREET PARTNERS LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION AND SOURCE OF TITLE.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY, with addresses of
915, 923, 925, 927, & 929 12th Avenue North, Nashville, TN 37243.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 19, Page 241, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 10th day of December, 2021.

12th AVENUE NORTH PARTNERS, LLC
A Tennessee limited liability company

KEVIN J. BELEW, Authorized Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KEVIN J. BELEW**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Authorized Member** of **12th AVENUE PARTNERS, LLC, a Tennessee limited liability company**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office, this 10th day of December, 2021.

GREGORY S. GILL STATE TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/30/2023

****

The actual consideration or value, whichever is greater, for this transfer is **$ 2,900,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 10th day of December, 2021.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 10/30/2023

EXHIBIT "A"
Legal Description

Land located in Davidson County, Tennessee, and bounded and described as follows:

PARCEL A (915 12TH AVENUE NORTH):

Tract 1
Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Thomas Harding's First Addition to Nashville, as of record in Plat Book 19, Page 241, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 2
Land in Davidson County, Tennessee. being the Northerly 20 feet of Lot No. 94 on the Plan of Thomas Harding's First Addition to Nashville, as of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 3
Land in Davidson County, Tennessee, being part of Lot No. 92 on the Plan of Thomas Harding's Addition to Nashville, as of record in Plat Book 19; Page 241, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Westerly margin of 12th Avenue North; formerly Clay Street, at the Southeast corner of Lot No. 92 Harding Addition running thence Westerly with the South line of said lot 160 feet to an alley; thence Northerly 10 feet to a point; thence at right angles Easterly 160 feet to the Westerly margin of 12th Avenue North, formerly Clay Street; thence Southerly with 12th Avenue North, formerly Clay Street, 19 feet to the beginning.

Tract 4
Land in Davidson County, Tennessee, being all of Lot No. 91 and part of Lot No. 92 on the Plan of Thomas Harding's Addition to Nashville, as of record in Plat Book 19, Page 241, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 fronts 61 feet on the Westerly margin of 12th Avenue North, formerly Clay Street and extends back 160 feet on the Northerly line to an alley and 160 feet on the Southerly line to an alley on which it measures 70 feet thereon.

Being the same property conveyed to **12th AVENUE NORTH PARTNERS, LLC, ,** by Warranty Deed from WHITE GOAT HOLDINGS, LLC, a Tennessee limited liability company, dated December 15, 2017, and of record in Instrument No. 20180123-0006974, in the Register's Office for DAVIDSON County Tennessee.

PARCEL B:

Tract 1 (923 12TH AVENUE NORTH):
Land in Davidson County, Tennessee, being the South 35 feet of Lot No. 90 on the Plan of Thomas Harding Plan of Lots of record in Plat Book 19, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2 (925 12th AVENUE NORTH):
Land in Davidson County, Tennessee, being the north 5 feet of Lot No. 90 and the south 20 feet of Lot 89 as shown on the Map of Thomas Harding Plan Lots, of record in Plat Book 19, Page 241, in the Register's Office for said County, described as follows:

Said parts of lots adjoin and front together 25 feet on the west side of 12th Avenue North and run back between parallel lines 160 feet to an alley.

Tract 3 (927 12TH AVENUE NORTH):
Being the south 30 feet of Lot No. 88 and the north 20 feet of Lot No. 89 of Thomas Harding's First Addition to Nashville, a plan of which is of record in Book 19, Page 241, Register's Office for said County.

Said parts of said lots front together 50 feet on the west side of 12th Avenue North, formerly Clay or McNairy Street, and back between parallel lines 160 feet to an alley.

Tract 4 (929 12TH AVENUE NORTH):
Land in Davidson County, Tennessee, being Lot No. 87 and the northerly 10 feet of Lot No. 88 in Thomas Harding's First Addition to Nashville, as of record in Book 19, Page 241, Register's Office for said County.

Said Lot No. 87 and part of Lot No. 88 front together 50 feet on the westerly side of 12th Avenue North, formerly McNairy Street or Clay Street, and run back between parallel lines with the southerly margin of an alley, 160 feet to an alley in the rear.

BEING the same property conveyed to **12th AVENUE NORTH PARTNERS, LLC, a Tennessee limited liability company**, by Warranty Deed from RICK WELLS, a married man, dated January 12, 2018, and of record in Instrument No. 20180123-0006973, in the Register's Office for DAVIDSON County, Tennessee.