Prepared by:
Mark Honeycutt
Honeycutt Rich, PLLC
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 774113 DEEDWARRSP
12/15/2021 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $20,350.00
20211215-0165609

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 10th day of December, 2021.

Notary Public

My commission Expires: 7-7-2025

OLIVIA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PROPERTY ID:
NP Gulch, LLC Attention: S. Jay Patel 3405 Piedmont Road NE, Suite 550 Atlanta, Georgia 30305-4819	OWNER	093 14 0 121.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland, Trustees of **The Marie & Edwin Kirkland Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey, unto **NP Gulch, LLC,** hereinafter collectively called a Grantee, their heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

093 14 0 121.00 - 701 8th Avenue South, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I: A tract or parcel of land, situated in Davidson County, Tennessee, and bounded and described as follows:

Beginning at a point in the westerly margin of 8th Avenue South at the southeast comer of the property conveyed to Phil Cohen and I. R. Schulman, by deed of record in Book 4235, page 341, Register's Office for said County; thence with the margin of 8th Avenue South, southerly 60 feet 6 inches more or less, to a point; thence leaving said Avenue, westerly 120 feet, more or less, to a point in the easterly margin of an alley; thence with the margin of said alley; northerly 60 feet 6 inches, more or less to the southwest corner of the property conveyed to Phil Cohen and I. R. Schulman above referred to; thence with their southerly line, easterly 20 feet, more or less, to the point of beginning, including but specifically excluding a strip off the front of said property used to widen 8th Avenue South.

TRACT II: Being a lot in South Nashville situated on the southwest corner of 8th Avenue South and Division Street, and described as follows:

Beginning at the southwest corner of said 8th Avenue South and Division Street; running thence southwardly with the westerly margin of said Avenue 60 feet, more or less, to the northeast corner of lot formerly owned by P. Blunkall; thence westwardly and with Blunkall's northerly line 120 feet more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northwardly SS feet more or less, to the southerly margin of Division Street, thence with the southerly margin of said street eastwardly 120 feet, more or less, to the beginning, including and excluding a strip off the front of said property used to widen 8th Avenue South.

Being the same property conveyed to The Marie & Edwin Kirkland Living Trust by quitclaim deed from Edwin G. Kirkland, of record as instrument number 20170614-0059805, Register's Office for Davidson County, Tennessee, dated June 14, 2017.

This conveyance is made subject to all matters of record.

This is improved property known as 701 8th Avenue South, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor but against none other.

In Witness Whereof, the undersigned has hereunto set their hand the day and year first above written.

Edwin G Kirkland, Trustee

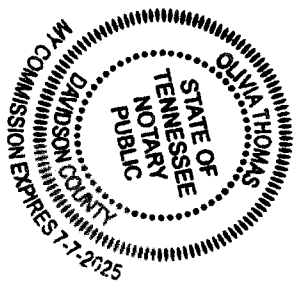
Edwin Gilbert Kirkland, Trustee
The Marie & Edwin Kirkland Living Trust

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, Edwin Gilbert Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he or she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public



My commission expires:

7-7-2025

Marie Hope Brownsey Kirkland, Trustee
The Marie & Edwin Kirkland Living Trust

State of Tennessee)
County of Davidson)

Personally appeared before me, a notary public, Marie Hope Brownsey Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he or she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public

My commission expires:

7-7-2025

OLIVIA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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 12/10/2021.

Signature

Date: 12/10/2021

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 12/10/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY