Karen Johnson Davidson County
Batch# 775783 DEEDWARRSP
12/17/2021 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $4,724.90
20211217-0166967

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mainland 8th, LLC c/o Mainland Asset Management, LLC 118 16th Ave., S., Ste. 230 Nashville, TN 37203	New Owner	105-14-0-066.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARGA, GP,** a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MAINLAND 8th, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, together with all buildings, structures and other improvements of any and every nature located on the land and all fixtures attached or affixed to the land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise***.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 15th day of December, 2021.

PARGA, GP

By: _____
Joong Seo, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the MANAGING PARTNER of PARGA, GP, the within-named bargainor, a Tennessee general partnership, and that he, as MANAGING PARTNER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as MANAGING PARTNER.

Witness my hand and official seal at Nashville, TN, this 15th day of December, 2021.

_____
Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,277,000.00.

_____
Affiant

Subscribed and sworn before me this 15th day of December, 2021.

_____
Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

Land being located in Davidson County, Tennessee, being described as follows:

Beginning at an Iron Pin Found (IPF) on the westerly right of way of Eighth Avenue South, said pin being at the southeasterly corner of Eighth Ave Partners, LLC, as recorded in Instrument No. 20061116-0142670, Register's Office of Davidson County (R.O.D.C); thence, with said right of way South 15 degrees, 45 minutes, 00 seconds, East, a distance of 50.00 feet to an Iron Pin Set at the northeasterly corner of Michael Lutz, as recorded in Instrument No. 20050223-0019559, R.O.D.C., thence, South 73 degrees, 05 minutes, 25 seconds, West, a distance of 188.70 feet to an IPF in the easterly margin of Alley #672; thence, with said Alley and a curve to the left, said curve having a radius of 1345.30 feet, a length of 51.69 feet and a chord bearing and distance of North 08 degrees, 57 minutes, 20 seconds, West 51.69 feet to an IPF at the Southwesterly corner of said Eighth Ave Partners, LLC; thence, North 73 degrees, 28 minutes, 06 seconds East, a distance of 182.57 feet to the point of Beginning. Containing 0.215 Acres. more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN RLS# 1859, on this 11th Day of September, 2012.

Being the same property conveyed to PARGA, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from REGA FERDOWSI AND WIFE, ERIN ELIZABETH FERDOWSI, F/K/A ERIN E. MANGRUM, of record in Instrument No. 20191220-0131653, dated December 19, 2019, as corrected in Instrument No. 20211214-0165056, dated December 13, 2021, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 105-14-0-066.00.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 12/15/21 (date of document).

Affiant Signature

December 15, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

