SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 784341 DEEDWARRSP
01/04/2022 12:19:08 PM 6 pgs
Fees: $33.00 Taxes: $4,070.00

20220104-0001218

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hummingbird Investments LLC	New Owner	105-04-0 181.00 105-05-0 231.00 093-16-0 009.00
(NAME) 1071 2nd Ave. S	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHAN D. KARR and BETH DUCKLO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HUMMINGBIRD INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

Return to:
[illegible] and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
1-11-21-1101-X

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, his heirs and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. Wherever 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 our hands this 28th day of December, 2021.

Stephan D. Karr

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of December, 2021, before me personally appeared STEPHAN D. KARR, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal, this the 28th day of December, 2021.

Charlotte E Herring
Notary Public
My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires
MAY 05, 2025

Beth K. Ducklo

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of December, 2021, before me personally appeared BETH K. DUCKLO, to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal, this the 28th day of December, 2021.

Charlotte E Herring
Notary Public
My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

Estate of Bernice M. Karr

By: _____
Beth K. Ducklo, Co-Executor

By: _____
Stephan D. Karr, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth K. Ducklo and Stephan D. Karr, Co-Executors of the Estate of Bernice M. Karr, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of December, 2021.

Charlotte E Herring
Notary Public
My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A

Legal Description

Parcel 2:

Being Lot No. 22 on the Plan of the Resubdivision of the D.P. Wilkin Property, as of record in Book 4211, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of First Avenue South, formerly Maple Street and runs back 183-1/2 feet to an alley.

Being Lot No. 3 in A.V. Jones Subdivision of Jones & Dudley Addition of record in Book 57, page 147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Karr and wife, Bernice Karr, by deed from Samuel B. Schlanger, Trustee, of record in Book 4862, page 882, Register's Office for Davidson County, Tennessee.

The said Bernice M. Karr having since died testate on July 3, 2021, leaving Stephan D. Karr and Beth Ducklo as her devisees under the Last Will and Testament filed in Docket No. 21P1673, Probate Clerks Office for Davidson County, Tennessee.

This is improved property commonly known as 1251 lst Avenue South, Nashville, Tennessee.

Parcel 3:

Being Lot No. 87 on the Plan of A.B. Hill's Subdivision of the Plant Lands, as of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 40 feet on the southerly side of Summit Avenue and runs back between parallel lines along the westerly margin of 11th Avenue South, 150 feet to an alley.

Being the same property conveyed to Jerry Karr and wife, Bernice M. Karr, from Sam Garfinkle and wife, Eva R. Garfinkle, as of record in Book 2240, page 339, Register's Office for Davidson County, Tennessee.

The said Bernice M. Karr having since died testate on July 3, 2021, leaving Stephan D. Karr and Beth Ducklo as her devisees under the Last Will and Testament filed in Docket No. 21P1673, Probate Clerks Office for Davidson County, Tennessee.

This is improved property commonly known as 1101 Summit Avenue, Nashville, Tennessee.

Parcel 6:

Being Lot No. 89 on the Map of Maury and Claiborne Plan of Nashville, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 35 feet on the west side of Claiborne Street and extends back between parallel lines along the north margin of Fain Street, 165 feet to an alley.

Being the same property conveyed to Jerry Karr and wife, Bernice M. Karr, by deed from Mary H. (Hughes) Sharp, of record in Book 3936, page 418, Register's Office for Davidson County, Tennessee.

The said Bernice M. Karr having since died testate on July 3, 2021, leaving Stephan D. Karr and Beth Ducklo as her devisees under the Last Will and Testament filed in Docket No. 21P1673, Probate Clerks Office for Davidson County, Tennessee.

This is improved property commonly known as 106 Claiborne Street, Nashville, Tennessee.

EXHIBIT B

Exceptions

1. Any and all restrictions, easements and building setback lines of record and utilities.

2. Davidson County Property taxes for the year 2021, are paid and being pro-rated at closing.