Karen Johnson Davidson County
Batch# 785040 DEEDWARRSP
01/05/2022 01:26:30 PM 6 pgs
Fees: $33.00 Taxes: $999.00
20220105-0002153

SPECIAL WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-835

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OnTheBuc, LLC	Brookside Properties, Inc.	081 08 0 023.00
(NAME) 2002 Richard Jone Road, C-200	(NAME) 2002 Richard Jone Road, C-200	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JFM 1809 9th Avenue North LLC**, a Tennessee limited liability company, as to a fifty percent (50%) undivided interest, and **PWM 1809 9th Avenue North LLC**, a Tennessee limited liability company, as to a fifty percent (50%) undivided interest, as tenants in common (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **OnTheBuc, LLC,** a Tennessee limited liability company (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit "B" attached hereto and incorporated herein (the "**Permitted Exceptions**"):

This is UNIMPROVED property located at 1809 9th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, its successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and its successors and assigns, to warrant and forever

defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, claiming by through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the __ day of December, 2021.

GRANTORS:

JFM 1809 9th Avenue North LLC,
a Tennessee limited liability company

By: _____
James F. Munro, Sole Owner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James F. Munro, 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 Sole Owner JFM 1809 9th Avenue North LLC, the within named grantor, and being duly authorized, executed of the foregoing instrument on behalf of said Grantor for the purposes contained therein.

WITNESS my hand, at office, this 29 day of December, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

_____
Notary Public

My Commission Expires: 3/8/2022

[signatures continue on the following page]

GRANTORS:

PWM 1809 9th Avenue North LLC,
a Tennessee limited liability company

By: Patricia W Munro
Patricia W. Munro, Sole Owner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Patricia W. Munro, 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 Sole Owner PWM 1809 9th Avenue North LLC, the within named grantor, and being duly authorized, executed of the foregoing instrument on behalf of said Grantor for the purposes contained therein.

WITNESS my hand, at office, this 29 day of December, 2021.

Notary Public

My Commission Expires: 3/8/2022

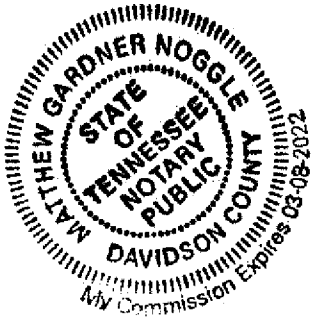


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot Nos. 34 and 35 on the map showing the subdivision of Lot No. 1 of the Thos. Woodard Property, called Maple Grove, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 34 and 35 adjoin and front together 70 feet, 5 inches on the Westerly side of 9th Avenue, North, formerly Buena Vista, and run back between lines 174 feet, more or less on the Northerly margin of an alley, to another alley in the rear, on which they measure 30 feet.

Being the same property conveyed to JFM 1809 9th Avenue North LLC, a Tennessee limited liability company, a 50% undivided interest, and PWM 1809 9th Avenue North LLC, a Tennessee limited liability company, a 50% undivided interest, as tenants in common, by Special Warranty Deed from RH Partners, a Tennessee general partnership, of record in Instrument No. 20161104-0117029, in the Register's Office of Davidson County, Tennessee, dated November 3, 2016 and recorded on November 04, 2016.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes or assessments for calendar year 2022 and subsequent years, a lien not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lot No. 1 of the Thos. Woodard Property, called Maple Grove, as recorded in Plat Book 57, Page(s) 83, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 30, 2021.

Signature
Date: December 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD