Karen Johnson Davidson County
Batch# 785604 DEEDWARRSP
01/05/2022 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20220105-0002324

THIS INSTRUMENT PREPARED BY: Heather A. Derrick **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00. Affiant Subscribed and sworn to before me this 15th day of December, 2021. Notary Public My Commission Expires: 5/5/25

CHRIS RAYBECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:
Mainland 8th, LLC
118 16th Avenue South, Ste. 230
Nashville, TN

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-14-0-065.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Lutz and Michele Lutz, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mainland 8th, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet of the northerly 150 feet of Lot No. 64 on Waverly Land Co.'s plan of the lots called "Waverly Place", of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 8th Avenue South (formerly Franklin Pike) at a point 50 feet south of the southeast corner of Lot No. 85, the southeast corner of the property conveyed to Bethel Primitive Baptist Church by deed of record in Book 489, page 89, said Register's Office; thence with the southerly line to said church property, westerly 196.4 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 100 feet; thence eastwardly 225 feet, more or less, to the westerly margin of 8th Avenue South, thence with said avenue, northward 100 feet to the beginning.

Being the same property conveyed to Michael Lutz and Michele Lutz by deed dated July 27, 2004, from Mary Welch Drewry d/b/a Berry Hill Animal Hospital, of record in Instrument No 20040802-0092424, and re-recorded at Instrument No. 20050223-0019559, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2211 8th Avenue South, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, 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; and Grantor covenants 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 further covenants and binds itself, its successors and assigns, 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 person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

WITNESS my hand this 15th day of December, 2021.

MICHAEL LUTZ

MICHELE LUTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL LUTZ**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELE LUTZ**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2021.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

True Copy Certification

I, Heather A. Derrick, 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 15, 2021.

Heather A Derrick
Affiant Signature

Date: December 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sharon F Muller
Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

