Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-1-753

Karen Johnson Davidson County
Batch# 788596 DEEDWARR
01/12/2022 11:21:05 AM 2 pgs
Fees: $13.00 Taxes: $13,320.00
20220112-0004191

PREPARED BY & RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-753

WARRANTY DEED

THIS INDENTURE is made and entered into this 10 day of January, 2022 by and between Unico TN LLC, Thompson Series, a Delaware limited liability company, hereinafter referred to as GRANTOR, and NYX TN, LLC, Thompson Series a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the first Civil District, Thirteenth Councilmanic District, Davidson County, Tennessee, being Lot No. 2 on Replat of Gower Center Lot 2 and Glenview Commercial Development Lots 1 & 2 of record in Instrument No. 20040920-0113124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Unico TN, LLC Thompson Series, a Delaware limited liability company by Quitclaim Deed from Farokh Fani dated December 5, 2018 and recorded December 6, 2018 of record in Instrument No. 20181206-011913, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Farokh Fani, a single man by Warranty Deed from Ernest C. Kuhlo and wife, Patricia O. Kuhlo, dated September 9, 2005 and recorded September 12, 2005 of record in Instrument No. 20050912-0109500 Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 991 Thompson Place, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Unico TN LLC, Thompson Series

By: _____
Farokh Fani, Sole Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Farokh Fani** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Sole Member of **Unico TN LLC, Thompson Series, a Delaware limited liability company**, the within named bargainor, a limited liability company, and that he/she as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself (or herself) as sole member.

Witness my hand and seal, at office in Franklin, this the 10 day of January, 2022.

Notary Public
My Commission Expires:_____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:

NYX TN, LLC, Thompson Series
P.O. Box 680356
Franklin, TN 37068-0356

Send Tax Statements to:

New Owner

Map & Parcel 10713015700

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $3,600,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 10 day of January, 2022.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON