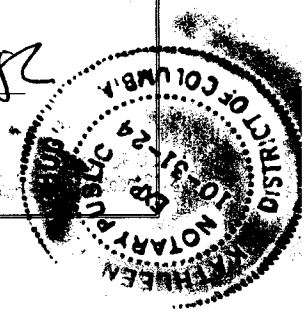
Karen Johnson Davidson County
Batch# 790195 DEEDWARRSP
01/14/2022 08:02:30 AM 6 pgs
Fees: $33.00 Taxes: $26,529.00
20220114-0005542

This Instrument Prepared By: Buchalter 196435 North Scottsdale Road, Suite 400 Scottsdale, AZ 85254-1754 Attn: Josiah Reid Recorded by: Fidelity National Title Insurance Company 1620 L Street, NW, 4th Floor Washington, DC 20036 DC2102778-TV- 1 of 3	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $7,170,000.00 Affiant Grace Valles Subscribed and sworn to before me this 17th day of December, 2021. Kathleen T. McHugh Notary Public My commission expires: 10/31/2024



SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
c/o Douglas Development Corp. 655 New York Avenue, N.W., Suite 830 Washington, D.C. 20001 Attention: Norman Jemal	Same	093-100-445.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, on this December 17, 2021, **522 4TH AVE S, LLC,** a Tennessee limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **JEMAL'S HONKY TONK II, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land.

The above-referenced land is improved property known as 522 4th Avenue, S, Nashville, Tennessee 37210, and together with the improvements and other rights described in the first paragraph hereof is referred to herein as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on **Exhibit B** attached hereto and incorporated by reference.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

522 4th Ave S, LLC,
a Tennessee limited liability company

Aleka Blackwell

Aleka A. Blackwell, solely as Trustee of the 522 Trust
dated November, 30, 2020
Its Sole Member

STATE OF Tennessee)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Aleka Blackwell, with whom I am personally acquainted, and who acknowledged, upon oath, that [s]he executed the within instrument for the purposes therein contained.

WITNESS my hand and office, this 16 day of December, 2021.

Notary Public

My Commission Expires: 10-22-2023

DUSTIN CUMMINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

BN 48665136v1

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of R.B. Owens' Lots, fronting on Cherry Street in the City of Nashville, 50, bounded as follows:

Beginning at the intersection of a 12 foot alley, and Cherry Street, running Southwardly with a line of said street 50 feet to a stake; thence Eastwardly parallel with said 12 foot alley, 142 feet to one other 12 foot alley; thence Northwardly with said alley 50 feet, more or less, to the first named 12 foot alley; thence Westwardly with said alley, to the beginning.

Tract II:

Being a part of Lots Nos. 3 and 4 on the plan of R.B. Owens' Lots of record in Book 18, Page 1, Register's Office for said county, described as follows:

Beginning at a point in the Northeast margin of 4th Avenue South, formerly Cherry Street, said point being 50 feet south on the Southeast intersection of said 4th Avenue South and a 12 foot alley and being the Southwest corner of the property conveyed to F.H. Clinard, Jr. by Deed of Record in Book 5123, Page 772, Register's Office for said County; thence with the Southeast line of Clinard in a Northeasterly direction 142 feet, more or less, to a point, said point being the Southeast corner of Clinard; thence in a Northwesterly direction with the Northeast line of Clinard 50 feet, more or less, to a point the in the Southeast margin of a 12-foot alley, said point being the Northeast corner of Clinard; thence in a Northeasterly direction with said Southeast line of said alley 54 feet, more or less, to the point in the Southwest margin of a 12-foor alley, thence with said Southwest margin of said alley in a Southeasterly direction 91 feet 8 inches to a point in said alley, said point being the Northeast corner of property conveyed to J.C. McCloud by Deed of Record in Book 5206, Page 899, said Register's Office; thence with said McCloud Southeast line in a Southwesterly direction 172 feet, more or less, to a point in the Northeast margin of 4th Avenue South, said point being the Northwest corner of McCloud; thence with the Northeast margin of 4th Avenue South in the Northwesterly direction 43 feet, more or less, to the Point of Beginning.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee limited liability company by virtue of a Quitclaim Deed from Ranger II, LLC, a Delaware limited liability company, dated July 26, 2016, recorded July 26, 2016, as Instrument No. 20160726-0076815, in the Register of Deeds Office for Davidson County, Tennessee.

EXHIBIT B

1. All taxes for 2021 now due and payable but not yet delinquent, and subsequent years.

2. Matters created by that certain Plat reorder in Plat Book, 18, Page 1, in the Office of the Register of Deeds for Davidson County, Tennessee.

3. The following matters shown on that certain Survey prepared by James H. Overfelt, TN. Lic. No. 1634, on behalf of Barge Design Solutions, dated October 26, 2021, as File No. 3707701, shows the following: Lost revised 12/13/21

   a. The existing building on Parcel 445 crosses .01 foot into the public right of way of Alley No. 131;

   b. Steps and concrete wall crosses property line;

   c. Concrete paving crosses property line; and

   d. Water, sewer, storm water drainage, gas, and electric lines not in defined easement areas.

Tennessee Certification of Electronic Document

I, Tracie Vaillant, 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 17, 2021 (date of document).

Tracie Vaillant
Affiant Signature

12/17/21
Date

~~State of~~ District
County of Columbia

Sworn to and subscribed before me this 31st day of December, 2021.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 31, 2024

NOTARY'S SEAL

