Karen Johnson Davidson County
Batch# 791239 DEEDWARRSP
01/14/2022 02:10:30 PM 6 pgs
Fees: $33.00 Taxes: $12,580.00
20220114-0006161

THIS INSTRUMENT PREPARED BY:

Elizabeth A. Bowden, Esq.
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00.

Affiant

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

Notary Public

My Commission Expires:

HOLLY MATLOCK NEAL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-20-2022

ADDRESS OF NEW OWNER:	**SEND TAX BILL TO:**	**MAP-PARCEL NO.:**
Darden Copeland 164 Rosa L. Parks Blvd. Nashville, Tennessee 37203	SAME AS NEW OWNER	082-12-0-265.00 082-12-0-266.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STANTON E. NORFLEET AND ANN B. NORFLEET**, husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer, convey and warrant to **921 MAIN, LLC**, a Tennessee limited liability company ("Grantee"), his successors and assigns, the following described land located in Davidson County, Tennessee, to-wit:

> That tract, parcel, or portion of land located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

The property subject to this conveyance being improved land commonly known as 921 and 921A Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantors covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it subject to those matters shown on Exhibit B attached hereto. Each Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[*signature pages follow*]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 28th day of December, 2021.

ANN B. NORFLEET

Ann B Norfleet

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann B. Norfleet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged and that she executed the foregoing instrument as the within named bargainor for the purposes therein contained.

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

Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 28th day of December, 2021.

STANTON E. NORFLEET

Stanton Norfleet

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Stanton E. Norfleet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged and that he executed the foregoing instrument as the within named bargainor for the purposes therein contained.

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

Fara Lobertini
Notary Public

My Commission Expires: July 9, 2024

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

EXHIBIT A

Tract I

LAND in Davidson County, Tennessee, being Lot No. 3 and the easterly 30 feet front of Lot No. 2 on the plan of D. D. Phillips' Silverdene Park Subdivision, as of record in Book 421, page 31, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the northerly side of Main Street, and runs back between parallel lines 170 feet to an alley. Said part of Lot No. 2 is described as follows:

BEGINNING on the northerly margin of Main Street at the corner of Lots Nos. 2 and 3; thence with said Street westwardly 30 feet; thence northwardly and parallel with the line between Lots 2 and 3, 155 feet, more or less, to the easterly margin of McFerrin Avenue; thence with said Avenue, northwardly to the southerly margin of an alley; thence with said alley, eastwardly 23 feet to the corner of Lots Nos. 2 and 3, thence with the line between said two lots, southwardly 170 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4544, PAGE 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract II

Land being located in Davidson County, Tennessee, being described as follows:

BEING parts of Lot No. 1 and 2, Plan of D. D. Phillips Silverdene Park, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner and Sumner, Engineers on May 26, 1965, as revised October 17, 1966, as follows:

BEGINNING at an iron pin in the east margin of McFerrin Avenue, said point being 11.82 feet south of the southwest corner of McFerrin Avenue and Alley No. 277; thence South 24° 55' East, 149.99 feet to an iron pin; thence South 65° 12' West 47.90 feet to the beginning of a curve with a radius of 17.50 feet; thence around said curve 27.49 feet to an iron pin, the beginning of a curve with a radius of 100.00 feet; thence around said curve 56.05 feet to an iron pin; thence North 7° 19' East, 93.65 feet to the point of beginning.

Being the same property conveyed to Stanton E. Norfleet and spouse, Ann B. Norfleet, by deed from H. H. Blazer, a single person, dated October 26, 1994, of record in Book 9504, page 547, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 082-12-0-265.00 and 082-12-0-266.00, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Anna Barry, 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 28, 2021** (date of document).

Anna Barry

12/28/21
Date

STATE OF TENESSEE)
COUNTY OF WILLIAMSON)

On 12/28/21, before me, the undersigned, personally appeared Anna Barry, who acknowledges that this certification of an electronic document is true and correct.

NOTARY PUBLIC

My Commission Expires: 3/25/24

