Karen Johnson Davidson County
Batch# 797187 DEEDWARR
01/31/2022 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $14,800.00
20220131-0010717

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Woodsmoor, GP (the "GRANTOR")

TO: RSV QOF Properties, LLC (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Russell Street Ventures c/o Brad Smith 926 Main Street Nashville, TN 37206	SAME	Map 082-12 Parcel 311

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Four Million and No/100's Dollars ($4,000,000.00), the receipt and sufficiency of which is hereby acknowledged, Woodsmoor, GP, a Tennessee general partnership composed of Mark N. Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust and Steven A. Westfield, Trustee of the Mark N. Magnuson Investment Services Act Trust, has bargained and sold, and by these presents does transfer and convey unto RSV QOF Properties, LLC, a Delaware Limited Liability Company, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Resubdivision of Lots 2-7 and part of Lot 8, Paynes Addition to Edgefield, as shown on plat of record in Plat Book 5210, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Woodsmoor, GP, a Tennessee general partnership composed of Mark N. Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust and Steven A. Westfield, Trustee of the Mark N. Magnuson Investment Services Act Trust by Warranty Deed, of record in Instrument Number 20090911-0085191, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 926 Main Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RSV QOF Properties, LLC, its successors and assigns, forever.

And it does covenant with the said RSV QOF Properties, LLC 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, except for the following:

(a) Taxes for the year 2022 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.
(b) Matters shown on the Plan of Record in Book 5210, Page 59, Register's Office for Davidson County, Tennessee.
(c) Restrictive Covenants contained in Instrument of record in Book 4026, Page 207, said Register's Office.
(d) Matters shown on the ALTA/NSPS Land Title Survey of Map 82-12, Parcel 311, by Cherry Land Surveying, Inc., Michael R. Charette, R.L.S. #2048, dated October 21,

2021.

(e) Rights of parties in possession not shown in the public record.

(f) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said RSV QOF Properties, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30 day of December, 2021.

WOODSMOOR, GP

Mark Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust (Partner)

Steven Westfield, Trustee of the Mark N. Magnuson Investment Services Act Trust (Partner)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Mark Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1.3.23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Steven A. Westfield, Trustee of the Mark Magnuson Investment Services Act Trust, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1.3.23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

KEITH S. BREWER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

True Copy Certification

I, Mary Kate C. Brandon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/2021.

Signature

Date: 12/30/2021

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M King, a notary public for this county and state, Mary Kate C. Brandon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature 12/30/2021

My Commission Expires: 7/22/2025

Notary Seal

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY