Karen Johnson Davidson County
Batch# 804283 DEEDWARRSP
02/11/2022 11:09:08 AM 4 pgs
Fees: $23.00 Taxes: $13,875.00
20220211-0016025

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35359-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nash Bami, LLC 2100 Clifton Avenue Nashville, TN 37203	New Owner	092-11-0-027.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The NextDoor, Inc., a Tennessee nonprofit corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Nash Bami, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to The NextDoor, Inc., a Tennessee corporation by Special Warranty Deed dated August 8, 2007 from CRJ 8th Avenue Properties, LLC, a/k/a CRJ 8th Avenue Property, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070808-0094959, and Instrument of Correction dated December 6, 2007, of record in Instrument No. 20071207-0141555, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2100 Clifton Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9 day of February, 2022.

The NextDoor, Inc., a Tennessee nonprofit corporation

By: Anna M. Thornton
Name: Anna M. Thornton
Its: Chair of the Board of Directors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anna M. Thornton, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be the Chair of the Board of Directors of The NextDoor, Inc., a Tennessee nonprofit corporation, the within-named bargainor, and that she as such Chair of the Board of Directors being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Chair of the Board of Directors.

WITNESS my hand, at office, this 9 day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Affiant

Subscribed and sworn to before me this 8 day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

EXHIBIT A
Legal Description

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 15 and the easterly 12 feet of Lot No. 16 on the unregistered plan of part of the W. B. Cooper property in Northwest Nashville, described as follows:

Beginning on the northerly margin of Clifton Pike 92 feet westerly from the westerly margin of 21st Avenue North; thence with the northerly margin of said Pike, westerly 58 feet; thence at right angles northerly 180 feet to the southerly margin of an alley; thence with said alley easterly 58 feet to the northeast corner of said Lot No. 15; thence with the east line of said lot, southerly 180 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot No's 1, 2, 3 and 4 on the Map of the Subdivision of part of W. B. Cooper Estate formerly owned by Mrs. L. D. Parmer, as of record in Plat Book 421, page 78, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 fronts 33 feet on the westerly side of 21st Avenue North and runs back between parallel lines 92 feet along the south margin of the first alley north of Clifton Pike to another alley in the rear.

Said Lot No's. 2, 3 and 4 beginning at a point, said point being the northwesterly corner of the intersection of 21st Avenue and Clifton Pike; thence westerly with the northern margin of Clifton Pike, 92 feet to a point in the northeast corner of the intersection of Clifton Pike and a ten foot alley; thence northerly with easterly margin of said alley 145 feet, more or less, to a point; thence easterly along an old fence line and stone wall 92 feet to a point in the westerly margin of 21st Avenue North; thence southerly with the easterly margin of 21st Avenue North 146 feet, more or less to a point, said point being the point of beginning.

TRACT III:

Land in Davidson County, Tennessee, being Alley No. 902 which lies between Tracts I and II above, described as follows:

Being the right-of-way for Alley No. 902 from Clifton Avenue to Allen No. 603 having been abandoned by Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. BL2006929 as set forth and more particularly described in said Ordinance, a certified copy of which is of record in Instrument No. 20070808-0094958, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 092-11-0-027.00. Estimated current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 421, Page 78, Register's Office of Davidson County, Tennessee.

4. Easements retained in the closing of Alley No. 902 by the Metropolitan County Council in Ordinance No. BL2006-929, of record in the County Court Clerk's Office and of record in Instrument No. 20070808-0094958, Register's Office of Davidson County, Tennessee.

5. Subject to that portion of 21st Avenue North lying within the bounds of said property.