Karen Johnson Davidson County
Batch# 818664 DEEDWARR
03/09/2022 02:23:30 PM 5 pgs
Fees: $28.00 Taxes: $10,082.50
20220309-0027176

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,725,000.00.

VICKI SCHMIDT STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to me on February 25, 2022.

Vicki L Schmidt
NOTARY PUBLIC

My commission expires: 3-07-25

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35416

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
West Iris Realty, LLC 1420 Willowbrooke Circle Franklin, TN 37069	NEW OWNER	093-02-0-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 4TH AVENUE PARTNERS LLC, a Tennessee limited liability company, **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto WEST IRIS REALTY, LLC, a Tennessee limited liability company, **"GRANTEE",** a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being a parcel of land in the 19th Council District of Nashville, Davidson County, Tennessee, said parcel bears an address of 600 4th Avenue North, Nashville Tennessee 37066, said parcel also bears a parcel ID of 09302000200, said parcel also being the Ronald Marvin Kelly and wife Mary A. Kelly, of record in Instrument 20130701-0067258 Register's Office of Davidson County. Tennessee (RODCT). Said parcel also being a portion of Lot D-1b of the Resubdivision of Parcel D-1 of record in Book 3106. page 9, RODCT, said parcel being generally described as north of and adjacent to 4th Avenue North, south of a railroad, west of 3rd Avenue North, and east of 5th Avenue North, said parcel being more particularly as follows:

Beginning at an magnetic nail old. said nail being North 76 degrees 08 minutes 22 seconds West for a distance of 240', more or less, from the centerline intersection of said 4th Avenue North and 3rd Avenue North, said nail also bearing Tennessee State Plane Coordinates with a northing of 669268.82 and an easting of 1737759.68 North American Datum 1983/Grid North, said nail also being the southwestern corner of the 217 3rd Avenue Plus 3, LLC property (Tract II) as recorded in Instrument 20080410-003176 RODCT, said

nail also being on the northern right of way of said 4th Avenue North, (a public 60' Right of way), said nail also being the southeastern corner of the herein described parcel;

Thence with said northern right of way North 82 degrees 11 minutes 25 seconds West a distance of 160.61 feet to an iron rod old, (a 1/2" rebar), said pin bearing Tennessee State Plane Coordinates with a northing of 669290.65 and an easting of 1737600.56 North American Datum 1983/Grid North, said pin also being the southeastern corner of the Newschannel 5 Network, L.P. property as recorded in Book 11276, page 929 RODCT, said pin also being on the northern right of way of said 4th Avenue North, (a public 60' Right of way), said pin also being the southeastern corner of the herein described parcel;

Thence with the eastern boundary line of said Newschannel 5 Network, L.P., North 07 degrees 36 minutes 27 seconds East for a distance of 106.88 feet to an iron rod old. (a 1/2" rebar), said pin bearing Tennessee State Plane Coordinates with a northing of 669396.58 and an easting of 1737614.71 North American Datum 1983/Grid North, said pin also being on the southern right of way of a CSX Railroad, said pin also being the northeastern corner of the herein described parcel;

Thence with said right of way, North 62 degrees 03 minutes 58 seconds East for a distance of 7.88 feet to an iron pin new, (a 1/2" rebar capped Dhority). said pin also being the western corner of 217 3rd Avenue Plus 3, LLC property (Tract 1) as recorded in Instrument 20080410-003176 RODCT, said pin also being the northern corner of the herein described parcel;

Thence with said 217 3rd Avenue Plus 3, LLC property (Tract 1), South 73 degrees 58 minutes 29 seconds East for a distance of 85.65 feet to an iron pin new, (a 1/2" rebar capped Dhority), said pin being the northwestern corner of said 217 3rd Avenue Plus 3, LLC property (Tract 11), said pin also being the northeastern corner of the herein described parcel;

Thence with the western boundary line of said 217 3rd Avenue Plus 3, LLC property (Tract II), South 27 degrees 19 minutes 03 seconds East for a distance of 121.34 feet to the point of beginning, said parcel containing 13,084 Square Feet or 0.30 Acres, more or less.

All according to the ALTA/NSPS Land Title Survey dated August 12, 2019, made by Matthew Dhority, Registered Land Surveyor, TN RLS #2727.

Being the same property conveyed to 4th Avenue Partners, LLC, a Tennessee limited liability company by Special Warranty deed from Ronald Marvin Kelly and wife, Mary A. Kelly of record in Instrument No. 20191107-0115361 Register's Office for Davidson County, Tennessee, dated November 04, 2019, and recorded on November 07, 2019.

Being the same property conveyed to 4th Avenue Partners LLC, a Tennessee limited liability company by Quitclaim deed from Ronald Marvin Kelly and wife, Mary A. Kelly of record in Instrument No. 20191107-0115362 Register's Office for Davidson County, Tennessee, dated November 04, 2019, and recorded on November 07, 2019.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2022, and all subsequent years, a lien due and payable but not yet delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 9, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2735, Page 473, amended in 20070122-0008939, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its Charter.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as improved property located at 600 4th Avenue N, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature on the following page

WITNESS my hand, effective this 28th day of February, 2022.

4TH AVENUE PARTNERS, LLC

By: _____
Patrick H. Poole, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, personally appeared Patrick H. Poole, to me known (or proved to me on the basis of satisfactory evidence) to be the Manager of 4TH AVENUE PARTNERS, LLC, a Tennessee limited liability company, who executed the foregoing instrument and acknowledged that he executed the same as Manager on behalf of the Company.

Witness my hand and official seal on this 28 day of February, 2022.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public, State of Tennessee

My Commission Expires: 7/9/2022

Tennessee Certification of Electronic Document

I, Traci Newby, 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 02/28/2022.

Traci Newby
Affiant Signature

02/28/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2022.

Theresa E Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023