Karen Johnson Davidson County
Batch# 822110 DEEDWARRSP
03/14/2022 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $7,307.50
20220314-0029513

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16227-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,975,000.00.

Affiant

Subscribed and sworn to before me, this the 7 day of March, 2022.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carney Estates LLC 611 Wedgewood Avenue Nashville, TN 37203	New Owner	091-16-0-013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **George N. Spiva, an individual**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carney Estates LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.'s 301, 303, 305 and 307, Block 34 on the Plan of No. 1 Plan of West Nashville of record in Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George N. Spiva, an individual, by deed from Steven W. Wilkerson, a Tennessee general partnership, of record in Instrument No. 20200324-0031700, Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 24, 2020. Pursuant to the Scrivener's Affidavit filed in Instrument No. 202203140029512 Steven W. Wilkerson is an individual and inadvertently named as a Tennessee general partnership.

This Instrument executed on behalf of George N. Spiva ("Principal") by C. Mark Carver pursuant to the Power of Attorney of record in Instrument Number 20160923-0100730 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **4400 Charlotte Avenue, Nashville, TN 37209**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

202203140029513

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of March, 2022.

GRANTOR:

George N. Spiva by C. Mark Carver, his Attorney-In-Fact

George N. Spiva by C. Mark Carver, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. Mark Carver the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of George N. Spiva ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 4th day of March, 2022.

Dawnelle B Smith
Notary Public
My Commission expires: 9/6/2022

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT "A"
TO Warranty Deed
From: George N. Spiva
To: Carney Estates LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 4th day of March, 2022.

Notary Public
My Commission Expires: 9/6/2022

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT B
(Permitted Exceptions)

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.

2. This property is subject to all notes, restrictions, easements, right of way, setbacks and all matters appearing on the survey of record in Book 57, Pages 74 and 75 of said Registers Office.

3. Articles of Organization of Smokin Thighs 4400 LLC of record in Instrument No. 20210202-0015117, in the Register's Office for Davidson County, Tennessee.

4. Subject to any/all leases recorded or unrecorded.

5. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/07/2022**(date of document).**

Kirsten Virden

Affiant Signature

Date: 03/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 **day of** March **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM