Return to:
[illegible] Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
UR8A-21-624

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 822238 DEEDWARR
03/14/2022 03:38:12 PM 5 pgs
Fees: $28.00 Taxes: $3,700.00

20220314-0029695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Paul L Budslick
AFFIANT

Subscribed and sworn to before me this 10th day of March 2022.

Dana A. Childress
Notary Public

My Commission Expires:
5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Neighborhood Holdings, LLC 2129 Belcourt Ave., 2nd Floor Nashville, TN 37212	New Owner	082-16-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

PAUL BUDSLICK and KARL PETERS

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

NEIGHBORHOOD HOLDINGS, LLC,

a Tennessee limited liability company (herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 624 Main Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set out in

EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

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.

This instrument is executed on behalf of KARL PETERS by PAUL L. BUDSLICK pursuant to a Limited Power of Attorney executed by KARL E. PETERS on December 28, 2021, of record in Instrument No. 20220314-0029694 Register's Office for Davidson County, Tennessee.

PAUL BUDSLICK and PAUL L. BUDSLICK are one and the same person.

KARL PETERS and KARL E. PETERS are one and the same person.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10th day of March 2022.

Paul Budslick
PAUL BUDSLICK

Karl Peters by Paul L Budslick
KARL PETERS, by PAUL L. BUDSLICK, Attorney-in Fact

Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PAUL BUDSLICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 10th day of March 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PAUL L. BUDSLICK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney-In-Fact for Karl Peters, the within named bargainor, and that he as such Attorney-in Fact, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this the 10th day of March 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Henry Blood's Addition, of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is that portion thereof described in the Warranty Deed of record in Book 3910, Page 821, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PAUL BUDSLICK and KARL PETERS, Tenants in Common, by Warranty Deed from RUSTY LAWRENCE, unmarried, dated February 26, 2014, of record in Instrument No. 20140307-0019412, said Register's Office.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 21, Page 5, Register's Office for Davidson County, Tennessee.

3. Subject to lease of record in Instrument No. 20080102-0000328, said Register's Office.

4. Subject tenants in possession pursuant to any unrecorded leases.