WARRANTY DEED

Karen Johnson Davidson County
Batch# 823603 DEEDWARR
03/17/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $601.25
20220317-0031124

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MJ Boulder City Development LLC	Urbangate Capital, LLC	Parcel ID: 133 01 0 064.00
(NAME)	(NAME)	
504 Drake Avenue	718 McFerrin Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cheryl Ott,** a/k/a **Cheryl Grace Colebrook Ott**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MJ Boulder City Development LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Land in Davidson County, Tennessee, being the Westerly 45 feet of Lot No. 25 on the Map of William Coleman's Subdivision of part of the Radnor College Lane, as of record in Book 547, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Lawson, unmarried, by Warranty Deed from Johnathan C. Moore and wife, Bonnie E. Moore, of record in Instrument No. 20030225-0024860, in the Register's Office of Davidson County, Tennessee, dated February 24, 2003 and recorded on February 25, 2003.

Being the same property conveyed to Susan Anne Lawson Irrevocable Trust, Cheryl Ott, Trustee, by Quitclaim Deed from Susan A. Lawson, a single person, of record in Instrument No. 20191113-0116712, in the Register's Office of Davidson County, Tennessee, dated August 19, 2019 and recorded on November 13, 2019.

Further being the same property conveyed to Cheryl Grace Colebrook Ott by Quitclaim Deed from Cheryl Ott, Trusttee of The Susan Anne Lawson Irrevocable Trust, u/a/d August 19, 2019 of record in Instrument No. 202203170031122 said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 504 Drake Avenue, Nashville, TN 37211

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 we do covenant with the said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs 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.

Witness our hands this 10th day of February, 2022

Cheryl Ott by Joseph Ott, as Attorney-in-Fact

Cheryl Ott by Joseph Ott, as Attorney-in-Fact

STATE OF Colorado

COUNTY OF Jefferson

**Joseph Ott, as Attorney-In-Fact for

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State,** Cheryl Ott, a/k/a Cheryl Grace Colebrook Ott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of February, 2022.

Tammy L Huffman

Notary Public

My Commission Expires: 12/15/2024

(SEAL)

TAMMY L HUFFMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20204043716
MY COMMISSION EXPIRES DEC 15, 2024

Certificate of Authenticity

I, Jamika Jones, 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 2/10/2022.

Date

Jamika Jones
Affiant Signature

02/14/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203170031124