WARRANTY DEED

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $9,200,000.00.

Affiant

Subscribed and sworn to me on March 24, 2022.

NOTARY PUBLIC

My Commission Expires:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35142

Karen Johnson Davidson County
Batch# 830128 DEEDWARR
03/28/2022 03:49:43 PM 3 pgs
Fees: $18.00 Taxes: $34,040.00

20220328-0035780

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
WH Storage Partners, LLC, and NG Ewing, LLC 203 Evelyn Avenue Nashville, TN 37205	NEW OWNER	092-14-414.00

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, **Flavor Catering, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WH Storage Partners, LLC, a Tennessee limited liability company, as to an eighteen and 70/100ths percent (18.70%) undivided interest,and NG Ewing, LLC, a Tennessee limited liability company, as to an eight-one and 30/100ths percent (81.30%) undivided interest, as tenants-in-common**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 318 through 327 as shown on the Map entitled Ewing and Wetmore's Addition to South Nashville of record in Plat Book 14, pages 202 and 203, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description. Said Lots adjoin and front together 300 feet on the easterly side of Ewing Avenue and run back between parallel lines 130 feet to an alley in the rear.

Being the same property conveyed to Flavor Catering, LLC, a Tennessee limited liability company, by Warranty Deed from Steve C. Holley of record as Instrument No. 20120529-0046214 in the Register's Office for Davidson County, Tennessee.

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

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. The matters shown on Map recorded in Plat Book 14, pages 202 & 203, in the Register's Office for Davidson County, Tennessee.

BEING ☐ unimproved ☒ improved property known as:

616 Ewing Avenue, Nashville, TN 37203

(House Number) (Street) (City or Town) (State) (Zip)

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 successors and representatives, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and representatives, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 24th day of March, 2022.

Flavor Catering, LLC, a Tennessee limited liability company

BY: _____
Jason Crockarel
Authorized Agent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jason Crockarel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Agent of Flavor Catering, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of Flavor Catering, LLC, a Tennessee limited liability company, by himself in his capacity as said Authorized Agent.

Witness my hand and official seal on the 24th day of March, 2022.

_____
Notary Public

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025