SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 833644 DEEDWARRSP
04/01/2022 03:36:08 PM 4 pgs
Fees: $23.00 Taxes: $3,385.50

20220401-0038300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law 201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1055 Second Ave Partners LLC	SAME	093-15-0 294.00 093-15-0 295.00 093-15-0 296.00
(NAME)	(NAME)	
429 Chestnut Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVE KOVACH, IV

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1055 SECOND AVE PARTNERS LLC,
a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

This is improved property known as:
1051 Second Avenue South, Nashville, TN 37210
1053 Second Avenue South, Nashville, TN 37210
1055 Second Avenue South, Nashville, TN 37210

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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 29 day of MARCH, 2022.

STEVE KOVACH, IV

STATE OF Arizona
COUNTY OF Maricopa

On this 29 day of March, 2022, before me personally appeared STEVE KOVACH, IV to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Tiffiany Plaehn
Notary Public
Maricopa County, Arizona
My Comm. Expires 08-21-2024
Commission No. 586155

NOTARY PUBLIC

My Commission Expires:
8/21/2024

EXHIBIT A
Legal Description

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 18 and part of Lot No. 17, as shown on the map entitled Paul's Elysian Grove Plan, of record in Plat Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVE KOVACH, IV, by deed from JESSE J. HILL, A WIDOWER, of record as Instrument No. 20170608-0087701, dated May 16, 2017, said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 19, as shown on the map entitled Isaac Paul's Elysian Grove plan of Lots, in South Nashville, of record in Plan Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SAMELLA HOUSE, by deed from LEON GILBERT, AS UNMARRIED MAN MORE THAN TWENTY-ONE YEARS OF AGE, of record in Deed Book 3223, page 106, dated May 16, 1961, said Register's Office.

Being the same property conveyed to THE METROPOLITAN GOVERNEMNT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee from THE CHANCERY COURT PART III AT NASHVILLE, TENNESSEE, of record by Instrument No. 20041217-0150457, dated July 23, 2004, said Clerk and Masters Office of Davidson County, Tennessee. THE METROPOLITAN GOVERNEMNT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE further conveyed same said property by Quitclaim Deed unto STEVE KOVACH IV, of record by Instrument No. 20180914-0091512, dated September 14, 2018, said Register's Office.

TRACT 3:

Land in Davidson County, Tennessee, being part of Lot No. 19 and the northerly part Lot No. 20, as shown on the map entitled Isaac Paul's Elysian Grove Plan, of record in Plat Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEVE KOVACH, IV, by deed from HELEN JONES, AN UNMARRIED WOMAN, of record as Instrument No. 20170206-0012175, dated January 5, 2017, said Register's Office.

This is improved property known as:
1051 Second Avenue South, Nashville, TN 37210
1053 Second Avenue South, Nashville, TN 37210
1055 Second Avenue South, Nashville, TN 37210

EXHIBIT B

EXCEPTIONS

1. Davidson County Property taxes for the year 2022

2. All Matters shown on the Plan of record in Plat Book 1, page 134, said Register's Office.