Karen Johnson Davidson County
Batch# 848739 DEEDWARRSP
04/29/2022 02:43:30 PM 8 pgs
Fees: $43.00 Taxes: $7,400.00
20220429-0050215

This Instrument Prepared By:

Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Sadie Fitzpatrick

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell	East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell
Map & Parcel No.: Parcel 118-07-0-187.00 and 118-07-0-180.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **James D. Kennedy and Deborah H. Kennedy** (collectively, the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all right, title, and interest of Grantor in and to the following: any land lying in the bed of any public street, road, avenue or alley (whether open, closed, or proposed) adjoining the Land, any oil, gas, or other minerals on or under the Land, any easements benefiting the Land, any strips and gores adjoining the Land (provided that, if Grantor or an affiliate of Grantor owns property adjacent to the Land and abutting any such strips or gores then such right, title and interest therein shall extend only to the midpoint of any such strips and gores), and all licenses, permits, governmental approvals, utility rights (including water, sanitary sewer, and drainage), developmental rights and similar rights related to the Land, whether granted by governmental authorities or private persons (collectively, the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

The Land is improved property, consisting of two tracts, one tract containing 0.18 acres and the other tract containing 0.20 acres, located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Land in fee simple and that it has good right to sell and convey the Property.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

[Signature Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of April, 2022.

By: _____
James D. Kennedy

By: _____
Deborah H. Kennedy

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James D. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 26th day of April, 2022.

_____
Notary Public

My Commission Expires:

10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Deborah H. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 20th day of April, 2022.

Kandice Eubanks
Notary Public

My Commission Expires:

10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

East Iris – Columbine, LLC,
a Delaware limited liability company

By:_____
Jay Soni, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On April 20, 2022 before me, Valerie Kilgore, Notary Public, personally appeared Jay Soni, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VALERIE KILGORE
Notary Public - California
Orange County
Commission # 2365127
My Comm. Expires Jul 11, 2025

Signature Valerie Kilgore
Signature of Notary Public

Place Notary Seal Above

Exhibit A

Legal Description

TRACT I:

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 of Block "E" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 21 fronts 66.8 feet on the westerly side of East Iris Drive and runs back 123 feet on the northerly line and 130.5 feet on the southerly line, to a dead line in the rear, measuring 55 feet thereon, according to survey made by Wm. Collier Parrish Associates, Engineers, dated April 23, 1955.

Being the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy by deed of record in Book 8867, Page 88, in the Register's Office for Davidson County, Tennessee.

TRACT II:

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on Block "E", on the plan of Berry Hill Gardens Subdivision, as shown on the plat of record in Plat Book 1130, Page 36 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James D. Kennedy and wife, Deborah H. Kennedy by deed of record in Book 9826, Page 739, in the Register's Office for Davidson County, Tennessee.

Exhibit B

[Permitted Title Exceptions]

1. Taxes for the year of 2022, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 130, Page 36, Register's Office for Davidson County, Tennessee.

3. Rights of Manuel M. Cuevas as Tenant under that certain Commercial Lease Agreement dated September 11, 2018, as amended, by and between Grantor and Manuel M. Cuevas.

4. Rights of Enfield Properties, LLC as Tenant under that certain Lease dated January 26, 2019, as amended, by and between Grantor and Enfield Properties, LLC.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 4/26/2022 (date of document).

Affiant Signature

4/27/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY