Karen Johnson Davidson County
Batch# 850068 DEEDWARR
05/03/2022 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,308.80
20220503-0051336

GENERAL WARRANTY DEED

To: Mark 836 Properties, LLC

From: Midtown Holdings, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Mark 836 Properties, LLC Attn: Robert A. Mericle 330 22nd Avenue North Nashville, Tennessee 37203	Same	09211027700 09211027800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $624,000.00

C. Mark Carver
Affiant

Sworn to and subscribed before me, this 16th day of November, 2021.

Kitty Martin
Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Midtown Holdings, LLC**, a Tennessee limited liability company (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Mark 836 Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to all matters of public record.

This is unimproved property located at 332 22nd Avenue North and 334 22nd Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons. 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 16th day of November, 2021.

SELLER:

Midtown Holdings, LLC
a Tennessee limited liability company

By: _____

Title: _____

TERESA C. CONQUEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Menicle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of Midtown Holdings, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Robert Menicle being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Robert Menicle

Witness my hand and seal at office in Nashville, Tennessee, this 16th day of November, 2021.

_____
Notary Public

My Commission Expires: 11-8-2022

202205030051336

EXHIBIT A

PROPERTY DESCRIPTION

This deed was prepared without benefit of a title search or title insurance commitment.

TRACT 1: 332 22nd Avenue North

Land in Davidson County, Tennessee, being Lot No. 142, a part of Block IO on the Plan of Murphy Land Company's Division "B" of record in Plat Book 161, page 126, in the Register's Office for Davidson County, Tennessee, being described as follows:

Said Lot No. 142 fronts 50 feet on the easterly side of 22nd Avenue North, formerly Felder Avenue, and runs hack between parallel lines, parallel with and 56 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Midtown Holdings, LLC by Special Warranty Deed from William B. Ralph, Jr. of record at Instrument No. 20131203-0123016, in the Register's Office for Davidson County, Tennessee.

TRACT 2: 334 22nd Avenue North

Being Lot No. 141, part of Block No. 10, Division "B" on the plan of Murphy Land Co's Property, as ofrecord in Book 161, Page 126, Register's Office for said County, described as follows: Beginning at a point in the east line of 22nd Avenue North, formerly Felder Avenue, at a point 106 feet north of the northeast corner of said Avenue and Murphy Avenue; thence east 168 feet parallel with the Murphy Avenue to an alley; thence North 50 feet along said alley; thence West 168 feet parallel with Murphy Avenue; thence south along 22nd Avenue North to the beginning point, said land being 50 feet front on the east side of 22nd Avenue North, with a depth of 168 feet to an alley.

Being the same property conveyed to Midtown Holdings, LLC by Warranty Deed from Rodney D. Lawson of record at Instrument No. 20160505-0044538, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 November 16, 2021.

4/15/2022
Date

C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of April, 2022.

Notary Public

My Commission Expires: 10/2/2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

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