Karen Johnson Davidson County
Batch# 851024 DEEDWARR
05/04/2022 04:22:30 PM 7 pgs
Fees: $38.00 Taxes: $37,000.00
20220504-0051801

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TEN MILLION AND NO/100 DOLLARS ($10,000,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF May 2022.

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
2214 12 South Property LLC 4 Bryant Park, Suite 200 New York, New York 10018	**2214 12 South Property LLC** 4 Bryant Park, Suite 200 New York, New York 10018	**10513042000** **10513019800** **10513020000** **10513020100** **10513020200** **10513020300**

FOR AND IN CONSIDERATION OF THE SUM OF TEN MILLION AND NO/100 DOLLARS ($10,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **COTTAGE PARTNERS, LLC,** HEREINAFTER CALLED THE "GRANTOR," HAVE BARGAINED AND SOLD, AND DO HEREBY CONVEY, AND WARRANT THE TITLE AGAINST ALL PERSONS WHOMSOEVER, UNTO **2214 12 SOUTH PROPERTY LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE "GRANTEE," ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT, TITLE AND INTEREST IN AND TO THE TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED ON **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE, TOGETHER WITH ALL IMPROVEMENTS, BUILDINGS, AND STRUCTURES LOCATED THEREON, TOGETHER WITH GRANTOR'S INTEREST, IF ANY, IN THE RIGHTS, EASEMENTS, LICENSES, PRIVILEGES AND APPURTENANCES PRESENTLY THEREON OR APPERTAINING THERETO (THE "PROPERTY").

TO HAVE AND TO HOLD THE PROPERTY, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS IN FEE SIMPLE FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEE 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; 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL OF THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

Witness my hand (s) this the 2nd day of May 2022.

Cottage Partners, LLC
By: Richard Bacon, *Authorized Signer*

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 2nd day of May, 2022, before me personally appeared **RICHARD BACON**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the authorized signer of Cottage Partners, LLC, and that the seal affixed to said instrument is the corporate seal of said company, and that said instrument was signed and sealed in behalf of said company. **RICHARD BACON** acknowledged said instrument to be the free act and deed of said company.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

My commission expires: 05-05-2025



EXHIBIT A

TRACT/PARCEL OF LAND

Tract No. I

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 4 and all of Lot Nos. 5 and 6 on the Plan of W.S. Ducksworth Addition to Nashville, of record in Book 57, page 83, Register's Office for said County.

Said part of Lot No. 4 and Lot No. 5 fronts together 90 feet on the easterly side of 12th Avenue, South, formerly Granny White Pike and runs back between parallel lines 181 feet 3 inches, more or less, to an alley.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from ALBERT B. MORRISON, A MARRIED PERSON, of record in Book 10923, page 816, dated May 7, 1998, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. II

Said Lot No. 6 fronts 50 feet on the easterly side of Granny White Pike as widened by Ordinance No. 1495 of the City Council of the City of Nashville, of record in Minute Book 5, page 462 and runs back between lines from said Pike, as widened, 181.4 feet on the northerly line and 181.65 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from ALBERT B. MORRISON, A MARRIED PERSON, of record in Book 10923, page 816, dated May 7, 1998, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. III

Land in Davidson County, Tennessee, being Lots Nos. 7, 8 and 9 on the Map of Duckworth's Addition to Nashville, of record in Book 57, page 83, Register's Office for said County.

Said Lots adjoin and front 150 feet on the easterly side of 12th Avenue, South, as widened, and run back between lines 182 feet, more or less, to an alley.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from TRUSTEES FOR WAVERLY PLACE CHURCH OF THE NAZARENE, of record in Book 4054, page 14, dated September 7, 1966, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. IV

Being the northerly 50 feet of the Westerly 180 feet of Lot No. 16 of W. L. B. Lawrence property, not of record, and described according to a survey by Hal R. Swann, Jr., dated January 29, 1982, as follows:

Beginning at a point in the easterly margin of 12th Avenue South, said point being the common front corner of Lots No. 9 and 16; thence in a southerly direction 50 feet, more or less, with the margin of said 12th Avenue South, to a point; thence in an easterly direction 180 feet, more or less, to a 15 foot alley; thence with the margin of said alley ina northerly direction 50 feet, more or less, to a point; said point being the common rear corner of Lots 9 and 16; thence 180 feet, more or less, to the point of beginning.

Being the same property conveyed to TRUSTEES FOR TABERNACLE BAPTIST CHURCH, by deed from TABERNACLE BAPTIST CHURCH, of record in Book 5866, page 956, dated March 26, 1982, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. V

Being the northerly half of land marked "Martin Lot" on the plan of W.L.B. lawrence property, as of record in Book 21, page 148, Register's Office, Davidson County, Tennessee, being the northerly half of Lot No. Seventeen (17) on and unregistered plan of said W.L.B. Lawrence property described as follows:

Beginning at a point on the easterly side of Twelfth Avenue South, formerly the middle Franklin turnpike Road, the southwest corner of the lot marked "Toll Gate Lot" on said registered plan, thence southerly with the easterly side of said avenue fifty (50) feet; thence at right angle easterly 269 feet, thence northerly and parallel with said Twelfth Avenue South, 50 feet to the southeast corner of said "Toll Gate lot," and thence westerly with the south line of said lot 269 feet to the beginning.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from BARRY L. POLK AND CINDY L. POLK, of record in Book 6629, page 851, dated August 6, 1985, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

Tract No. VI

Land in Davidson County, Tennessee, being part of Lots No. 2, 3 and 4 (erroneously referenced as being part of Lot 1 as well in prior deeds), on the Plan of Duckworths Addition, of record in Plat Book 57, page 83, Register's Office for said County, and described as follows:

Beginning at an iron pin in the east margin of 12th Avenue South, said pin being 30 feet east of the former east margin of said street and 80 feet south of the southeasterly margin of Lawrence Avenue; thence south 82 deg. 49 feet, east 99 feet to a point; thence south 4 deg., 33 feet west

77.10 feet to a point; thence south 82 deg., 49 feet east 50 feet to an iron pin in the west margin of an alley; thence along the west margin of said alley, south 4 deg., 33 feet west, 10 feet to a point; thence leaving said alley, north 82 deg., 49 feet west 149.40 feet to an iron pin in the easterly margin of 12th Avenue South, thence with the margin of the said, north 4 deg., 47 feet, east 87.1 feet to the pint at place of beginning.

Being the same property conveyed to TABERNACLE BAPTIST CHURCH, by deed from BARBARA MARIE CLARK, of record as Instrument No. 20050425-0045834, dated April 15, 2005, said Register's Office. Being further conveyed to TRUSTEES OF AND FOR TABERNACLE MISSIONARY BAPTIST CHURCH, by quitclaim deed of record as Instrument No. 20180628-0062292, dated June 8, 2018, said Register's Office.

LAND ALSO BEING DESCRIBED AS:

Being a tract of land lying in the 17th Council District of Davidson County, Tennessee. Said tract being a portion of Lots 2 and 3 and all of Lots 4-9 of the Plan of Duckworth's Addition as recorded in Plat Book 57, Page 83, Register's Office of Davidson County, Tennessee (RODC), being a portion of a Lot marked "Martin Lot" of W.L.B. Lawrence Property as recorded in Plat Book 21, Page 148, RODC and being Lot 16 of W.L.B. Lawrence Property, not recorded. Said tract being bounded on the west by the eastern Right of Way (ROW) of 12th Avenue South; bounded on the north by a portion of Lots 1 and 2 of said Plan of Duckworth's Addition, being Anthony L. and Sylvia D. Locklayer as recorded in Book 10525, Page 716, RODC, bounded on the east by a portion of Lots 1, 2 and 3 of said Plan of Duckworth's Addition, being Sloan and Shelby Baxter as recorded in Instrument Number 201306190062534, RODC, by the western Right of Way (ROW) of Alley #649, by Lot 12 of said Plan of Duckworth's Addition, being Craig Arnold & Rebecca Sue Snow as recorded in Instrument Number 201302280019841, RODC, and by a portion of Lot 10 and all of Lot 11 of said Plan of Duckworth's Addition, being Joseph Freitag, Jr. as recorded in Instrument Number 201812050118515, RODC, and bounded on the south by a portion of a Lot marked "Martin Lot" on said W.L.B. Lawrence Property, being Pope Singers Partners as recorded in Instrument Number 201510140104338, RODC. Said tract being described as follows:

POINT OF BEGINNING being a point lying on said eastern ROW of said 12th Avenue South and being the northwest corner of said Pope Singers Partners; thence along said ROW of 12th Avenue South with the following: North 05°05'11" East 389.46 feet to a set iron rod with cap; thence South 83°01'27" East 30.41 feet to a set iron rod with cap; thence North 05°01'59" East 87.75 feet to a set iron rod with cap; thence leaving said ROW and along the common line of said Locklayer South 82°38'38" East 99.45 feet to a set iron rod with cap; thence along the common line of said Baxter with the following: South 04°43'22" West 77.10 feet to a set iron rod with cap; thence South 83°01'27" East 51.18 feet to a set iron rod with cap lying on said western ROW of said Alley #649; thence along said ROW of Alley #649 South 05°07'41" West 350.65 feet to a set iron rod with cap; thence leaving said ROW and along the common line of said Snow South 82°38'50" East 85.42 feet to a set iron rod with cap; thence along the common line of said Freitag South 05°03'50" West 50.00 feet to a found iron rod; thence along the

common line of said Pope Singer Partners North 82°38'50" West 266.65 feet to the point of beginning.

Tract contains 84,156 square feet or 1.93 acres.

Being the same property conveyed to COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed of record in Instrument No. 20220420-0045845, said Register's Office.

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 05-02-22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05-02-22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 05-02-22

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023