Karen Johnson Davidson County
Batch# 852739 DEEDWARRSP
05/09/2022 03:18:18 PM 4 pgs
Fees: $23.00 Taxes: $17,390.00
20220509-0053063

SPECIAL WARRANTY DEED

FROM: Karen Jean Martin

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

TO: 117 2nd Ave Property, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
117 2nd Ave Property, LLC 761 Old Hickory Boulevard, Suite 301 Brentwood, TN 37027	Same	Map 93-62, Parcel 51

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $4,700,000.

Affiant

Sworn to and subscribed before me, this 9th day of May. 2022.

Notary Public

My Commission Expires: 11/19/2022

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2026

SPECIAL 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, **Karen Jean Martin**, an individual (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **117 2nd Ave Property, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 117 2nd Avenue North, Nashville, Tennessee 37201.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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 specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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 Special Warranty Deed to be executed effective as of the 5th day of May, 2022.

SELLER: Karen Jean Martin
Karen Jean Martin

STATE OF SOUTH CAROLINA)
COUNTY OF AIKEN)

Before me, AERYN DWYER, a Notary Public of said County and State, personally appeared Karen Jean Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in AIKEN, SOUTH CAROLINA this 5th day of May, 2022.

Aeryn Dwyer
Notary Public

My Commission Expires: 07/13/2031

AERYN DWYER
Notary Public, State of South Carolina
My Commission Expires 7/13/2031

EXHIBIT A

PROPERTY DESCRIPTION

Land being located in Davidson County, Tennessee, being described as follows:

Being part of Lot No. 30 on the Plan of the Original Town of Nashville, not of record, and described as follows:

Being on the westerly margin of 2nd Avenue No., formerly Market Street, as widened, at a point 187 feet more or less north of the northerly margin of Broadway, formerly Broad Street, said point being 15 ft. more or less west of the northeast corner of the property conveyed to Allen Dobson by deed from City Realty Co,, Inc. as of record in Book 967, page 557, Register's Office; thence with said Dobson's northerly line, westwardly 35 ft. more or less to the easterly margin of an alley; thence with said alley northwardly 33 ft. to the southwest corner of the Grizzard Lot; thence with the southerly line of the same; eastwardly 85 ft. more or less to the westerly margin of 2nd Ave., N., as widened, thence with said Avenue, northwardly 33 ft. to the beginning.

Being the same property conveyed to J. GILL FUQUA, JR., by deed from JERRY R. HUBBARD AND PRISCILLA MITCHELL REED HUBBARD, of record in Book 7368, page 720, dated October 1, 1987, said Register's Office. Being further conveyed to KAREN JEAN MARTIN, by quitclaim deed from JAMES GILL FUQUA, JR, of record in Instrument No. 20200804-0086437, dated July 28, 2020, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2022 and future taxes, a lien, not yet due and payable.