Karen Johnson Davidson County
Batch# 864411 DEEDWARRSP
05/27/2022 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20220527-0061979

SPECIAL WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,650,000.00 Affiant Subscribed and sworn to before me This 24th day of May 2022. Notary Public My Commission Expires: 3-6-2024 MARIA C MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
East Nash Holdings, LLC 5000 Weatherford Pass Franklin, TN 37064	New Owner	083 09 0 088.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Southern Exchange & Acquisitions Inc., Trustee for the Main Street Land Trust,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **East Nash Holdings, LLC,** (hereinafter referred to as "Grantee"), Grantees' successors, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot 7, as shown on the map entitled Plan of Bellevue, Judge B.D. Bell's Addition to Eastland, of record in Book 332, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 7 fronts 50-3/4 feet on the easterly side on 11th Street and runs back on the southerly line with the northerly margin of Forrest Avenue, 175 feet and on the northerly line 182 feet to an alley, and shows 50 feet on said alley.

Being a portion of the same property conveyed to MARCH EGERTON, by deed from ROSEMARY GEDDES, LARRY COOPER, AND JIM HEINTZ, AS TRUSTEES OF UNITED FOOD AND COMMERCIAL WORKERS LOCAL UNION 1995, AFL-CIO, of record in Book 11235, Page 6, dated November 25, 1998, said Register's Office.

MARCH EGERTON further conveyed a portion of the same said property by Quitclaim Deed unto BIG TENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record by Instrument No. 20071101-0129190, dated October 30, 2007, said Register's Office.

MARCH EGERTON further conveyed same said property by Quitclaim Deed unto BIG TENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record by Instrument No. 20090714-0066016, dated July 14, 2009, said Register's Office.

BIG TENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, further conveyed a portion of the same said property by Quitclaim Deed unto LAURA ELLIS, TRUSTEE OF THE MAIN STREET TRUST, of record by Instrument No. 20101230-0103959, dated December 20, 2010, said Register's Office.

This is unimproved property known as 0 N 11th Street, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 083 09 0 088.00
2. Subject to all matters on plat of record in Book 332, Page 109.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors against all persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 19th day of May 2022.

GRANTOR:
Southern Exchange & Acquisitions Inc.,
Trustee for the Main Street Land Trust

By: _____
Bob Notestine, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Bob Notestine, President** of **Southern Exchange & Acquisitions, Inc., Trustee for The Main Street Land Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **Southern Exchange & Acquisitions, Inc., Trustee for The Main Street Land Trust**, and as such **President,** acknowledged that he is authorized to execute the foregoing instrument on behalf of **Southern Exchange & Acquisitions, Inc., Trustee for The Main Street Land Trust,** the within named bargainor, and that he, as **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of **Southern Exchange & Acquisitions, Inc., Trustee for The Main Street Land Trust** by himself as **President**.

Witness my hand and seal, at Nashville, TN, this 19th day of May 2022.

_____
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Mary Charles Davis, 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 5-24-2022 (date of document).

Affiant Signature

5/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-6-2024

NOTARY'S SEAL

