WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,000,000.00. Affiant Subscribed and sworn to before me on May 31, 2022. NOTARY PUBLIC My Commission Expires: 2/24/23

Karen Johnson Davidson County
Batch# 867001 DEEDWARR
06/03/2022 11:00:39 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00
20220603-0064239

File #2020-760

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cannadork, LLC 1610 Church Street Nashville, TN 37203	New Owner	092-12-0-516.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1516 CHURCH STREET PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CANNADORK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 63 and 64, as shown on the map entitled Plan of GOV MCMILLINS PLAN OF SUBDIVISION OF THE OLD STATE PRISON LANDS, of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER with that portion of the alley included in said property closed by Ordinance No. 081-657 of record in in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J.D. EATHERLY, by deed from A & M PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20020416-0046673, dated December 10, 2001, said Register's Office.

J.D. EATHERLY further conveyed said property by Quitclaim Deed unto 1516 CHURCH STREET PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20080603-0056239, dated May 28, 2008, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1516 Church St., Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand on May 31, 2022.

Grantor:

1516 Church Street Properties, a Tennessee general partnership

By: _____
John Mayo, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared John Mayo, 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 Managing Partner of 1516 Church Street Properties, a Tennessee general partnership, the within named bargainor, and that he as such Managing Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership as Managing Partner.

Witness my hand, at office, this 31st day of May, 2022.

_____
Notary Public

My Commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson