Karen Johnson Davidson County
Batch# 867196 DEEDWARRSP
06/03/2022 03:06:30 PM 6 pgs
Fees: $33.00 Taxes: $25,530.00
20220603-0064522

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $6,900,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of June 2022. Notary Public My commission expires: 4/1/24

THIS INSTRUMENT WAS PREPARED BY
KAALBERG LAW, PLLC
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
LT PIG 20, LLC & LT PIG 21, LLC 798 Berry Road, No. 41218 Nashville, Tennessee 37204	*NEW OWNER*	104-12-0-079.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TVB, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto LT PIG 20, LLC, a Tennessee limited liability company, and LT PIG 21, LLC, a Tennessee limited liability company, ("Grantee"), its successors, heirs, and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1910-1912 21st Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever. Grantor covenants that it/he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the 1st day of June 2022.

GRANTOR:

TVB, LLC,
a Tennessee limited liability company

By: M. June Stephens
Name: M. June Stephens
Title: Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. June Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be an Authorized Signatory of TVB, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by M. June Stephens, Authorized Signatory.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of May 2022.

NOLA DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Nola Douglas
NOTARY PUBLIC

My Commission Expires
My Commission Expires: November 8, 2022

Exhibit A

Legal Description

Tract One:

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the Northerly portion of Lot Number 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the approximate intersection of the Easterly margin of 21st Avenue South and the Southerly margin of Acklen Avenue, thence in a Southerly direction along the Easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the Northwesterly corner of Tract One, as conveyed to Gregory L. Powell in Instrument No. 20150508-0042287, in the Register's Office for Davidson County, Tennessee and the point of beginning for the herein described land;

Thence along said margin, North 06° 48' 48" East, a distance of 50.00 feet to an iron rod set, said rod being the Southwesterly corner of lands conveyed to the Trustees of Belmont United Methodist Church of record in Deed Book 9608, Page 527, in the Register's Office for Davidson County, Tennessee and further depicted as Lot 1 on the Final Plat of Consolidation and Alley Right-of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument No. 20080425-0042233, in the Register's Office for Davidson County, Tennessee.

Thence with the Southerly line of said Lot 1, South 82° 09' 43" East, a distance of 166.89 feet to an iron rod set in the center of Alley Number 922, as abandoned by Ordinance Number BL2007-138 1;

Thence continuing with said Lot and along the center of said Alley, South 07° 39' 20" West, a distance of 50.00 feet to a mag nail;

Thence leaving said Lot and with the aforementioned Tract One, North 82° 09' 34" West, a distance of 166.15 feet to the point of beginning.

Tract Two:

Land situated in the 18th Council District of Davidson County, in the city of Nashville, Tennessee, being the Southerly portion of Lot No. 77 on the Map of Christopher & Kirkman Addition, of record in Book 57, Page 158 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at the approximate intersection of the Easterly Margin of 21st Avenue South and the Southerly margin of Acklen Avenue, thence in a Southerly direction along the Easterly margin of 21st Avenue South, an approximate distance of 326 feet to a 1" iron pipe, said pipe being the Southwesterly corner of Tract Two, as conveyed to Gregory L. Powell in Instrument No. 20150508-0042287 in the Register's Office for Davidson County, Tennessee and the point of beginning for the herein described land;

Thence leaving said margin, South 82° 09' 34" East, a distance of 173.65 feet to an iron rod set along the Easterly margin of Alley Number 922, as abandoned by Ordinance 096-202, said corner being a Southern corner of Lot 1 on the Final Plat of Consolidation and Alley Right-of-Way Abandonment for Belmont United Methodist Church Revision 1 of record in Instrument No. 20080425-0042233 in the Register's Office for Davidson County, Tennessee;

Thence leaving said Lot and along the margin of Magnolia Boulevard South 07° 39' 20" West, a distance of 50.00 feet to an iron rod set;

Thence continuing with said margin, North 82° 09' 27" West, a distance of 172.92 feet to an iron rod set along the Easterly margin of 21st Avenue South;

Thence North 06° 48' 48" East, a distance of 50.00 feet to the point of beginning.

Being the same property conveyed to TVB, LLC, a Tennessee limited liability company, by Special Warranty Deed from Gregory L. Powell of record in Instrument No. 20150923-0096835 and Quitclaim Deed of record in Instrument No. 20150925-0097598, in the Register's Office for Davidson County, Tennessee.

Said deeds being corrected by Affidavits of Scrivener's Error of record in Instrument Nos. 20151019-0106008 and 20151019-0106009, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TVB, LLC, a Tennessee limit liability company, by Quitclaim Deed from TVB, LLC, a Tennessee limited liability company, of record in Instrument No. 20161007-0106393, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 158, in the Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record in Instrument No. 20150923-0096834, in the Register's Office for Davidson County, Tennessee.

4. Easements retained by Ordinance No. 098-202.

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 06/01/2022 (date of document).

Affiant Signature

06/03/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY