Karen Johnson Davidson County
Batch# 872309 DEEDWARRSP
06/15/2022 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $18,500.00
20220615-0068575

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
OP Music Circle Lot, LLC 2 Music Circle South, Suite 200 Nashville, TN 37203	Same	093-13-0-326.00 093-13-0-327.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF THE UNITED METHODIST CHURCH, an Illinois nonprofit corporation ("Grantor"), has bargained and sold, and hereby transfers and conveys to OP MUSIC CIRCLE LOT, LLC, a Tennessee limited liability company, its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Land"), together with all improvements and fixtures located thereon (collectively, the "Improvements") and all right, title and interest of Grantor in and to (i) all easements and appurtenant rights relating to the Land including, without limitation, all strips and gores between the Land and abutting properties, (ii) all zoning rights, entitlements, air rights, development rights relating to the Land or Improvements, and (iii) all other rights, privileges and appurtenances in any way related to or for the benefit of the foregoing Land or Improvements (the Land, the Improvements and all items listed in (i) through (iii) above are sometimes collectively referred to herein as the "Real Property").

The Real Property is conveyed subject to (1) taxes for the year 2022 and thereafter, a lien not yet due and payable, (2) matters shown on plan of record in Plan Book 1, page 4, Chancery Court for Davidson County, Tennessee, and (3) unrecorded lease assigned by Grantor to Grantee as of the date hereof.

The Real Property is improved property known as 6 and 8 Music Circle South, Nashville, TN 37203.

TO HAVE AND TO HOLD the Real Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to the Real Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

[Signatures on next page]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 27 day of May, 2022.

GENERAL COUNCIL ON FINANCE AND ADMINISTRATION OF THE UNITED METHODIST CHURCH

By: _____
Title: General Secretary & Treasurer

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Appadurai Moses Rathan Kumar , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the General Secretary & Treasurer of General Council on Finance and Administration of the United Methodist Church, a corporation, and is authorized by the corporation to execute this instrument on its behalf.

WITNESS my hand, at office, this 27 day of May, 2022.

_____
Notary Public

My Commission Expires:

10/02/2023

Natalie Schuette
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,000,000.

Sworn to and subscribed before me this 1st day of June, 2022.

Notary Public

My Commission Expires:

2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being the West one-half of Lot No. 35 on the Map of Sigler's Addition, as of record in Plan Book 1, Page 4, of the Chancery Court at Nashville.

Said part of said Lot No. 35 fronts 50 feet on the North side of Music Circle South, formerly Roy Acuff Place, and Hawkins Street, and runs back on the Easterly line 205.11 feet and on the Westerly line 205.13 feet to a line to a line in the rear which measure 50 feet.

Tract 2:

Land in Davidson County, Tennessee, being the East one-half of Lot No. 34 on the Map of Sigler's Addition, as of record in Plan Book 1, Page 4, of the Chancery Court at Nashville.

Said part of said Lot No. 34 fronts 50 feet on the Northside of Music Circle South, formerly, Roy Acuff Place, and Hawkins Street, and runs back between on the Easterly line 205.8 feet on the Westerly line 205.11 feet to a line in the rear which measures 50 feet.

Being the same property conveyed to General Council on Finance and Administration of the United Methodist Church, an Illinois Nonprofit Corporation, by Special Warranty Deed from of record in Instrument No. 20060509-0054102, in the Register's Office for Davidson County, Tennessee.

33084361.2

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 6/1/22 (date of document).

Affiant Signature

6/1/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

