Karen Johnson Davidson County
Batch# 875753 DEEDWARR
06/22/2022 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20220622-0071090

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17482-AP

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2022.

_____
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arrived TN Johnny, LLC 500 Yale Avenue North Arrived c.o. WeWork Seattle, WA 98109	New Owner	071-01-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Colcram Construction GP, a Tennessee general partnership,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Arrived TN Johnny, LLC, a Delaware limited liabilty company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being known as Lot No. 8 on the Map of the Subdivision Hardin Yokley's 22.61 acre tract, not of record, and described according to a survey made by Z.J. Wilkinson, Surveyor, February 19, 1949 as follows:

Beginning at a point in the South margin of Yokley Drive, at the corner of Lots Nos. 8 and 9; thence with the line between said lots, Southerly 150 feet to a point in a fence; thence along said fence, Westerly 50 feet to a corner of Lot No. 7; thence with the line between Lots No. 7 and 8, Northerly 150 feet to the South margin of Yokley Drive; thence with the margin of the same, Easterly 50 feet to the point of beginning.

Being a portion of the same property conveyed to Colcram Construction, GP, a Tennessee general partnership by Warranty Deed from Ronnie Williams and wife, Angela Williams, dated November 18, 2020, recorded November 23, 2020, of record in Instrument No. 20201123-0137462, Register's Office for Davidson County, Tennessee.

This is improved property located at: **518 Yokley Road, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2022

GRANTOR:

Colcram Construction GP, a Tennessee general partnership

By: Anchor Acquisitions, LLC, its Partner

By: _____
Brian Bandas, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole and managing member of Anchor Acquistions, LLC as partner of Colcram Construction GP, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **15th** day of June, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

C. M. Corriveau
Notary Public
My Commission expires: 3/3/2025

202206220071090

AFFIDAVIT OF VALUE

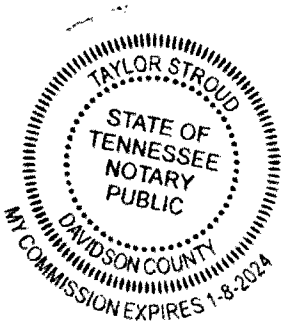
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 15th day of June, 2022.

Notary Signature
My commission expires: Jan. 8, 2024



Property Address: 518 Yokley Dr., Nashville, TN 37207

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 June 15, 2022.

Steve Berneman

Date: 15th day of June, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 15th day of June, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025



File No.: 2022-9971-TN