Karen Johnson Davidson County
Batch# 884325 DEEDWARRSP
07/06/2022 08:03:30 AM 6 pgs
Fees: $33.00 Taxes: $13,542.00
20220706-0077599

THIS INSTRUMENT PREPARED BY:
Bettie J. Winton
Grissim & Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
19TH Church Street LLC c/o Ascend Real Estate Group, LLC 912 West Lake Street Chicago, IL 60607	SAME	09212038200 09212038400

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHURCH STREET PARTNERSHIP, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **19TH CHURCH STREET LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns, forever. And Grantor does covenant with the 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, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns lawful claims of all persons claiming by or through Grantor, but not further or otherwise.

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 to Follow)

IN WITNESS WHEREOF, the undersigned, has hereunto subscribed her name on this 28th day of June, 2022.

CHURCH STREET PARTNERSHIP, a Tennessee general partnership

By: _____
BRIAN JERNIGAN

Title: Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Brian Jernigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of CHURCH STREET PARTNERSHIP, the within named bargainor, a Tennessee general partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal at office in Nashville, Tennessee, this 28th day of June, 2022.

_____
Notary Public

My Commission Expires: 3-3-2025

BETH TIPPENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF IL)

COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is $3,660,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of June, 2022.

OFFICIAL SEAL
ROANNE K REBENSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 6/5/26

NOTARY PUBLIC
My Commission expires: 6/5/2026

EXHIBIT "A"
Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

LAND IN DAVIDSON COUNTY TENNESSEE BEING LOTS 100 AND 101 ON THE PLAN OF BOYD HOME TRACT OF RECORD IN PLAT BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHURCH STREET PARTNERSHIP, BY DEED FROM JAMES CROSSMAN AND MARY BELL CROSSMAN, OF RECORD IN INSTRUMENT NO. 201010130081954, IN THE REGISTER'S OFFICE OF 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 21, Page 39, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, [illegible], 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 June 28, 2022 (date of document).

[illegible]
Affiant Signature

June 28, 2022
Date

State of IL

County of Cook

Sworn to and subscribed before me this 28 day of June, 2022.

[illegible]
Notary's Signature

MY COMMISSION EXPIRES: March 16, 2024

NOTARY'S SEAL

E. TOVSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 16, 2024