Karen Johnson Davidson County
Batch# 885310 DEEDWARRSP
07/07/2022 10:11:09 AM 3 pgs
Fees: $18.00 Taxes: $4,569.50
20220707-0078295

This Instrument Prepared By and After Recording Return to:
Ottinger Law Group, PLLC
Attn: Brandi Norred Maiorino
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address of New Owner(s):	**Send Tax Bills To:**	**Map-Parcel Number(s):**
MJB & ST Investments, LLC Attn: Sylvain Tremblay 918 Lawrence Avenue Nashville, Tennessee 37204	New Owner	118-11-008400

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Source Properties, a Tennessee Partnership consisting of John A. Kerr, III and John Lee Maxcy ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto MJB & ST Investments, LLC, a Tennessee limited liability company ("**Grantee**"), certain real property located in Nashville, Davidson County, Tennessee, as more particularly described as follows (the "**Property**"):

Land in Davidson County, Tennessee, being Lot no. 32, Block "E" on the Map of Berry Hill Gardens as of record in Book 1130, Page 36, Register's Office of said County.

Said Lot No. 32 fronts 74 feet on the west side of Dogwood Place and runs back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Prime Source Entertainment Group, a Tennessee Partnership consisting of Lee Maxcy and Andy Kerr by Special Warranty Deed from Dominion Bank of Middle Tennessee of record in Book 8343, Page 972, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Source Properties, a Tennessee Partnership consisting of John A. Kerr, III and John Lee Maxcy by Quitclaim Deed from Prime Source Entertainment Group, a Tennessee Partnership consisting of Lee Maxcy and Andy Kerr of record in Book 10703, Page 184, Register's Office of Davidson County, Tennessee.

The Property is improved property located at 2829 Dogwood Place, Nashville, Davidson County Tennessee 37204.

TO HAVE AND TO HOLD the Property, with the appurtenances and hereditaments thereto belonging to other in any wise appertaining to the Property unto Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered except as may be set forth in zoning laws and ordinances, matters of record, taxes and assessments, rights of ways, building, use, occupancy and other governmental restrictions, building set-backs and all matters that may be set forth on a survey. Grantor does further covenant to warrant and forever defend the title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 5th day of July, 2022.

GRANTOR:

Source Properties,
a Tennessee Partnership consisting of John A. Kerr, III and John Lee Maxcy

By: _____
John A. Kerr, III

By: _____
John Lee Maxcy

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, Brandi Norred Maiorino, a Notary Public of the state and county aforementioned, personally appeared John A. Kerr, III. and John Lee Maxcy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of Source Properties, a Tennessee Partnership, the within named bargainor, and that such Partners of Source Properties executed the foregoing instrument for the purposes therein contained, by signing on behalf of the partnership by themselves as partners of Source Properties, a Tennessee Partnership.

Witness my hand and seal, at office, this 18 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 5 day of July, 2022.

Notary Public

My commission expires: 1/26/25

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025