Karen Johnson Davidson County
Batch# 897188 DEEDWARRSP
08/02/2022 08:24:30 AM 6 pgs
Fees: $33.00 Taxes: $15,540.00
20220802-0087641

THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **10 Burton Hills Blvd.** **Suite 210** **Nashville, Tennessee 37215** **(615) 829-5995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2022. Notary Public My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to New Owner:	Tax Information: Map-Par. Numbers:
Iris Studio Nashville, LLC 3408 Via Oporto, Ste. 201 Newport Beach, CA 92663	Same	11807020800 11807020700

THIS SPECIAL WARRANTY DEED, effective as of the 25 day of July, 2022, between Addiction Sound, LLC (hereinafter referred to as "Grantor"), and Iris Studio Nashville, LLC (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, all of that certain land lying and being located in City of Nashville, Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements, buildings and structures located thereon together with all easements, privileges, and rights appurtenant thereto. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

To have and to hold said tracts or parcels of land, together with any and all improvements, buildings and structures located thereon, and any and all of the rights, members, easements,

privileges, rights and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee, forever, in fee simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[SIGNATURE PAGES FOLLOWING]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

Addiction Sound, LLC,
a Tennessee limited liability company

By: _____, Manager
Name: Jonathan Cain
Its: Manager

STATE OF NM)
COUNTY OF Sandoval)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Cain, with whom I am personally acquainted, and who acknowledged himself to be the Manager of Addiction Sound, LLC, a Tennessee limited liability company, the within named Authorized Representative, and that they as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manger.

Witness my hand and seal, at Office, as of the 25 day of July, 2022.

_____
Notary Public

My Commission Expires: 5/9/23

STATE OF NEW MEXICO
NOTARY PUBLIC
GARRETT SMITH
COMMISSION # 1082807
EXPIRES MAY 9, 2023

EXHIBIT A

LEGAL DESCRIPTION

Tract 1: 504 E. Iris Drive, Nashville, Tennessee 37204 (Tax Map Parcel No. 11807020800)

Land in Davidson County, Tennessee, being Lot No. 14, Block "H", on the Plan of Berry Hill Gardens, as shown on plat of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Addiction Sound, LLC, by Warranty Deed from The Howard W. Anderson Marital Trust, of record in Instrument No. 20140113-0003097, in the Register's Office for Davidson County, Tennessee, dated January 3, 2014, and recorded on January 13, 2014.

Tract 2: 506 E. Iris Drive, Nashville, Tennessee 37204 (Tax Map Parcel No. 11807020700)

Land in Davidson County, Tennessee, being Lot No. 13 on Block "H" on the Map of Berry Hill Gardens, as of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 60 feet on the easterly side of East Iris Drive and runs back 145.4 feet on the northerly line and 142.8 feet on the southerly line, to a dead line in the rear on which it measures 76 feet thereon.

Being the same property conveyed to Jonathan Friga Cain and wife, Elizabeth Friga Cain, by Warranty Deed from Tennessee Drug Awareness Council, of record in Instrument No. 20101104-0088535, in the Register's Office for Davidson County, Tennessee, dated November 2, 2010, and recorded on November 4, 2010.

Being the same property conveyed to Addiction Sound, LLC, by Quitclaim Deed from Jonathan Friga Cain and wife, Elizabeth Friga Cain, of record in Instrument No. 20130821-0088386, in the Register's Office for Davidson County, Tennessee, dated August 13, 2013, and recorded on August 21, 2013.

EXHIBIT B

PERMITTED EXCEPTIONS

- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603, et seq.

- Rights or claims of any tenant under an unrecorded lease.

- Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey.

- Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land

- No warranty is provided as to the amount of acreage or square footage of the land or improvements.

- Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRY HILL GARDENS, as recorded in Plat Book 1130, Page 36.

- Common Driveway Easement of record in Instrument No. 20120301-0018211.

- Ratification and Amendment of Common Driveway Easement of record in Instrument No. 20120806-0070005.

- Driveway Easement and Maintenance Agreement of record in Instrument No. 20141022-0097685.

True Copy Certification

I, **Diane March,** 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 this the 28th day of July, 2022.

Affiant Signature
Date 07/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

