Karen Johnson Davidson County
Batch# 905998 DEEDWARRSP
08/22/2022 10:44:30 AM 8 pgs
Fees: $43.00 Taxes: $10,360.00
20220822-0094395

2

This instrument prepared by and after recording return to:

Miranda Christy
Dodson Parker Behm & Capparella, PC
1310 Sixth Ave. N.
Nashville, TN 37208

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
MTP – 481 Humphreys Street Propco, LLC 130 West 42nd Street Suite 2200 New York, New York 10036	Same	105-07-0-058.00 105-07-0-060.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GWENDOLINE K. GIFFORD** (hereinafter referred to as "Grantor"), herein this 19 day of August, 2022 (the "Effective Date") has bargained and sold, and does hereby transfer and convey, unto **MTP – 481 HUMPHREYS STREET PROPCO, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, buildings, structures, fixtures, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The Property is improved property known as 475 and 481 Humphreys Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed effective as of the Effective Date.

GRANTOR:

By: Gwendoline K Gifford
GWENDOLINE K. GIFFORD

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gwendoline K. Gifford, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal this 18 day of August, 2022.

My Commission Expires:

11/22/2025

Notary Public

APRIL HILL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,800,000.00 which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Stephen Bezner
Affiant

Sworn to and subscribed before me,
this 19 day of August, 2022.

Lisa Farris
NOTARY PUBLIC

My Commission Expires: 08-24-2024



Exhibit "A"

Legal Description of Property

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 30 and the westerly half of Lot No. 31 on the Plan of Humphrey's, Houston and Martin's Addition to Nashville, as of record in Book 36, page 117, Register's Office for said County, and in Plan Book 1, Page 35, Chancery Court at Nashville.

Said Lot No. 30 and the westerly half of Lot No. 31 front together 75 feet on the southerly side of Humphreys Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to GAYNELLE H. BOWMAN, by deed from SOUTH PARK LAND COMPANY, of record in Book 4098, page 47, dated January 28, 1967, said Register's Office.

GAYNELLE H. BOWMAN having conveyed to ARDEN BOWMAN AND WIFE, GAYNELLE H. BOWMAN, to create tenants by the entirety, by quitclaim of record in Book 4546, page 775, dated October 18, 1971, said Register's Office.

ARDEN BOWMAN AND WIFE, GAYNELLE H. BOWMAN having conveyed a life estate to MRS. GAY COLLIER, by quitclaim deed of record in Book 4583, page 934, dated March 10, 1972, said Register's Office. MRS. GAY COLLIER has since died; thereby, extinguishing her life estate.

GAYNELLE H. BOWMAN died intestate on or about October 31, 1998, leaving ARDEN BOWMAN as the surviving tenant by the entirety. ARDEN DENNIS BOWMAN, SR., A/K/A ARDEN BOWMAN has conveyed his interest in said property to MARK COLLIER BOWMAN, SR. by quitclaim deed of record in Instrument No. 199912100301994, dated December 10, 1999, said Register's Office.

MARK COLLIER BOWMAN, SR. died testate on or about January 24, 2020. Pursuant to the terms of his will of record in Docket No. 20P183 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate. GWENDOLINE K. GIFFORD, EXECUTOR OF THE ESTATE OF MARK COLLIER BOWMAN, SR. has conveyed said property to GWENDOLINE K. GIFFORD BY Executor's Quitclaim Deed of record in Instrument No. 20210331-0042467, dated March 29, 2021, said Register's Office.

TRACT 2

Being Lot No. 29 on the Plan of Humphrey's Houston & Martin's Addition to Nashville as of record in Book 36, page 117, Register's Office for Davidson County.

Said Lot No. 29 fronts 50 feet on the southerly side of Humphreys Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ARDEN D. BOWMAN, SR. AND WIFE, GAYNELLE H. BOWMAN, by deed from MARIVADA CONNALLY, A WIDOW, of record in Book 4583, page 610, dated March 10, 1972, said Register's Office. GAYNELLE H. BOWMAN died intestate on or about October 31, 1998, leaving ARDEN D. BOWMAN, SR. as the surviving tenant by the entirety. ARDEN D. BOWMAN, SR. died intestate on or about January 25, 2007, leaving ARDEN D. BOWMAN, JR. AND MARK C. BOWMAN, SR. as his only heirs-at-law. For further reference see Affidavit of Heirship

of record in Instrument No. _____ and the deeds in Instrument No. 20081215-0120199 & Instrument No. 20180532-0051490, said Register's Office.

MARK COLLIER BOWMAN, SR. died testate on or about January 24, 2020. Pursuant to the terms of his will of record in Docket No. 20P183 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate. GWENDOLINE K. GIFFORD, EXECUTOR OF THE ESTATE OF MARK COLLIER BOWMAN, SR. has conveyed said property to GWENDOLINE K. GIFFORD BY Executor's Quitclaim Deed of record in Instrument No. 20210331-0042465, dated March 29, 2021, said Register's Office

TRACT 3

Being the easterly 27 feet of Lot No. 28 on the Plan of Humphrey Houston & Martin's Addition, as of record in Plan Book No. 1, page 35, Chancery Court at Nashville, and Book 36 , page 117, Register's Office for said County.

Said part of Lot No. 28 fronts 27 feet on the southerly side of Humphrey's Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to A.D. BOWMAN, SR. AND WIFE, GAYNELLE BOWMAN, by deed from MARGARET WALKER, MARY CLARE SHARBLE AND HELEN ELIZABETH STONE, of record in Book 5353, page 581, dated October 20, 1978, said Register's Office. GAYNELLE H. BOWMAN died intestate on or about October 31, 1998, leaving A. D. BOWMAN, SR., A/K/A ARDEN D. BOWMAN, SR. as the surviving tenant by the entirety. ARDEN D. BOWMAN, SR. died intestate on or about January 25, 2007, leaving ARDEN D. BOWMAN, JR. AND MARK C. BOWMAN, SR. as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. _____ and the deeds in Instrument No. 20081215-0120201 & Instrument No. 20180532-0051490, said Register's Office.

MARK COLLIER BOWMAN, SR. died testate on or about January 24, 2020. Pursuant to the terms of his will of record in Docket No. 20P183 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate. GWENDOLINE K. GIFFORD, EXECUTOR OF THE ESTATE OF MARK COLLIER BOWMAN, SR. has conveyed said property to GWENDOLINE K. GIFFORD BY Executor's Quitclaim Deed of record in Instrument No. 20210331-0042465, dated March 29, 2021, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. Matters shown on the Plan of record in Plat Book 36, page 117, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Lisa Farris, 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 August 19, 2022

Date

Lisa Farris

Affiant Signature

August 19, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2022.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025