Karen Johnson Davidson County
Batch# 908591 DEEDWARRSP
08/26/2022 10:48:11 AM 5 pgs
Fees: $28.00 Taxes: $10,262.69
20220826-0096494

This instrument prepared by: Brandi Norred Maiorino, Esq. Ottinger Law Group, PLLC 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,773,700.00. Affiant Subscribed and sworn to before me this 24th day of August, 2022. Notary Public My Commission Expires:

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
REVV HOLDINGS, LLC c/o Laci Bonner 240 Great Circle Road, Suite 340 Nashville, Tennessee 37228	Same as New Owner	09213000300 and 09213000201

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
8/03/2023
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DIVISION STREET DEVELOPMENT, LLC**, a Tennessee limited liability company, owning an eleven and 42/100 percent (11.42%) interest and **JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST**, owning an eighty-eight and 58/100 percent (88.58%) interest (collectively, the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey to **REVV HOLDINGS, LLC**, a Tennessee limited liability company ("**Grantee**"), and Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This is improved property known as 3901 and 3905 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantors covenant and bind themselves, their successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantors, but not otherwise, subject to matters more particularly described in Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Grantors has executed this Special Warranty Deed on the 24th day of August, 2022.

DIVISION STREET DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Lee K. Zoller, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lee K. Zoller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Officer of DIVISION STREET DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Executive Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of August, 2022.

_____
NOTARY PUBLIC

LINDSEY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

My Commission Expires: 1.3.2023

IN WITNESS WHEREOF, the Grantors has executed this Special Warranty Deed on the 22nd day of August, 2022.

1975 Thomas Guv Pennington Trust

By: _____
Jonathan B. Pennington,
Successor Trustee of the 1975 Thomas
Guv Pennington Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jonathan B. Pennington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee of the **1975 THOMAS GUV PENNINGTON TRUST**, the within named bargainor and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of August, 2022.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 4, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9-4-2022

EXHIBIT A

THE PROPERTY

THAT CERTAIN IMPROVED REAL PROPERTY LOCATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO-WIT:

BEING LOT NO. 1, OF BLOCK NO. 5 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160-161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 1 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CHARLOTTE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 39TH AVENUE NORTH, FORMERLY B STREET, 150 FEET TO AN ALLEY.

AND

BEING LOT NO. 2, OF BLOCK NO. 5 ON THE PLAN OF CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 160-161, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DIVISION STREET DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO ELEVEN AND 42/100 PERCENT (11.42%) UNDIVIDED INTEREST, AND JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST UNDER AGREEMENT DATED JUNE 1, 1975, AS TO EIGHTY-EIGHT AND 58/100 PERCENT (88.58%) UNDIVIDED INTEREST, BY DEED FROM 3901 CHARLOTTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20220822-0094400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS TO TITLE

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

2. All matters shown on the plat(s) of record in Plat Book 57, Page 160 and 161, Register's Office of Davidson County, Tennessee.

3. Grant of Overhead Easement of record in Instrument No.20151217-0126710, Register's Office for Davidson County, Tennessee.

4. Grant of Overhead Easement of record in Instrument No.20151217-0126711, Register's Office for Davidson County, Tennessee.

5. Rights of parties in possession, as tenants only, under unrecorded leases.

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

7. Rights of others in and to the alley contiguous to the Property.