Karen Johnson Davidson County
Batch# 917193 DEEDWARR
09/15/2022 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20220915-0103200

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32926-1A / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Middle Tennessee Land Holding Project LLC ATTN: Grayson Miller 1912 Rosebank Ave. Nashville, TN 37216	New Owner	07202005200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eastland Partners, LLC., a Tennessee limited liability company (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Middle Tennessee Land Holding Project LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 3 on the Plan of the Martin Lands, as of record in Minute Book W, Page 90, County Court for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of West Kirkland Avenue, formerly Richardson Avenue, 382 feet easterly from a fence along the L. & N. Railroad right-of-way, being the Southeast corner of a part of Lot No. 3 conveyed to D. L. Jenson by deed from H. H. Richardson and wife, of record in Book 1679, Page 572, Register's Office for said county; thence, along Jenson's easterly line and the same extended, North 4 degrees East 425 feet to a point; thence, South 86 degrees East 100 feet to a point; thence, South 4 degrees West 425 feet to the northerly margin of West Kirkland Avenue, formerly Richardson Avenue; thence, with the margin of the same, North 86 degrees West 100 feet to the BEGINNING.

BEING all of the same property conveyed to Eastland Partners, LLC., a Tennessee limited liability company by warranty deed dated April 24, 2020 from Andrew J. Ecker, of record in Instrument No. 20200427-0043886, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 1005 W. Kirkland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said 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 as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of September, 2022.

Eastland Partners, LLC., a Tennessee limited liability company

By: _____ MEMBER
Name: Chris Dawson
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Dawson, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Eastland Partners, LLC., a Tennessee limited liability company , the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 15 day of September, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

_____
Affiant

Subscribed and sworn to before me this
15 day of September, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 07202005200. A portion of current year taxes have been pro-rated between the parties and assumed by the Grantee.

2. All Matters as shown on the Plan of record in Minute Book W, Page 90, County Court for Davidson County, Tennessee.

3. Easement to the Tennessee Electric Power Company, of record in Book 701, Page 317, Register's Office for Davidson County, Tennessee.

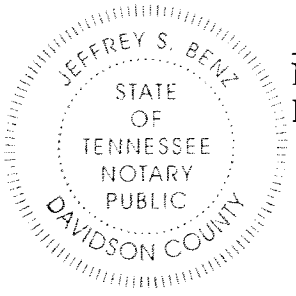
4. All matters as shown on the Boundary Topographic Survey of 1005 West Kirkland Avenue, by Delle Land Surveying, Steven D. Delle, Tennessee RLS No. 1710, dated August 22, 2022, as Job No. 22093.

I, John T. Cook, P.C., do hereby make oath that I am a licensed attorney and 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 September 15, 2022

Date: 9/15/2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of September, 2022.



Notary Public
My commission expires: 1/3/2023