WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 918077 DEEDWARR
09/16/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20220916-0103695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: 1507 Partnership, GP	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) P.O. Box 128466	(NAME) P. O. Box 128466	10408028300
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1507 Music Row, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1507 Partnership, GP** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being the southerly 55 feet of the easterly half of Lot No. 46 in O. B. Hayes Plan of Large Lots called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows: Beginning on the westerly margin of 17th Avenue South, formerly Addison Street, on the line between Lot Nos. 46 and 55; thence northerly with the westerly margin of said Avenue 55 feet; thence at right angles westerly 157 1/4 feet, more or less to the easterly margin of an alley; thence southerly with the easterly margin of said alley, 55 feet to the line between said Lot Nos. 46 and 55; thence easterly with said line 157 1/4 feet, more or less, to the beginning.

Being the same property conveyed to 1507 MUSIC ROW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GERALD ANDRADY AND AUTUMN ANDRADY, of record as Instrument No. 20171005-0102602, dated October 5, 2017, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1507 17th Avenue South Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of September, 2022.

1507 Music Row, LLC, a Tennessee Limited Liability Company

Jonathan A. Cohen, Member

STATE OF NY
COUNTY OF NY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jonathan A. Cohen., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of 1507 Music Row, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a Member.

WITNESS my hand and official seal at office this 15th day of September, 2022.

Notary Public
My Commission Expires: 8/13/24

David P Saperstein
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA62672682
New York County
Commission Expires August 13, 2024

Certificate of Authenticity

I, Holly A. Mason, 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 September 15, 2022.

Affiant Signature

9/15/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25