WARRANTY DEED

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 me on September 15, 2022.

6-17-2024

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 918271 DEEDWARR
09/19/2022 10:18:05 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00

20220919-0103989

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35139

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
The Joy at 14th, LLC 41 Peabody St. Nashville, TN 37210	SAME ADDRESS AS NEW OWNER	070-015-004 (Tract I) 070-015-045 (Tract II) 070-015-003 (Tract III)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Metro at 14th LLC, a Tennessee limited liability company and Twenty Holdings, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Joy at 14th, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract 1

Being Lot No. 11, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 144.06' from its terminus, and shown as Parcel 45 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 12 of record in Plat Book 57, pg. 26 and property of The Metro at 14th Ave. N, LLC, Thence N 80 deg. 11' 45" E, 149.49' to an iron pin old in the westerly right-of-way of Alley No. 1626 (12' wide);
Thence with the Alley, S 07 deg. 51' 43" E, 47.50' to an iron pin new and in the north right-of-way of Jennings Street at its intersection with Alley No. 1626;
Thence with Jennings Street, S 78 deg. 56' 23" W, 152.30' to an iron pin old at the corner of Jennings and 14th Ave. N; Thence with 14th Ave., N 04 deg. 52' 18" W, 51.00' to the POINT OF BEGINNING, and containing 7,409 sq. ft. or 0.170 acres, according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Tract 2

Being Lot No. 12, on Plat Book 57, pg. 26, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North 93.06' from its terminus, and shown as Parcel 4 on Map 70-15 as evidenced in Instrument Number 20140422-0033750 in the Register's Office for Davidson County, Tennessee (RODCT), property of Twenty Holdings, LLC and being more particularly described as follows:

BEGINNING at an iron pin old in the easterly right-of-way of 14th Ave. N. and common corner with Lot 1 Metro Centre Condominium Homes of record in Plat Book 5200, pg. 468 and property of The Metro at 14th Ave. N, LLC, Thence N 80 deg. 31' 25" E, 146.80' to an iron pin old and corner of Alley No. 1626 (12' wide and at its terminus);
Thence with the Alley, S 07 deg. 51' 43" E, 50.00' to an iron pin old and common corner with Lot 12 said plat and property of Twenty Holdings, LLC; Thence along the common Lot line of Lots 11 & 12, S 80 deg. 11' 45" 149.49' to an iron pin old in the east right-of-way of 14th Ave. N.; Thence with 14th Ave, N 04 deg. 52'18" W 51.00 to the POINT OF BEGINNING, and containing 7,466 sq. ft. or 0.171 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Being the same property conveyed to TWENTY HOLDINGS, LLC, by deed from ROEMEM GILADY AND WIFE, KRISTINE GILADY, of record in Instrument No. 20140422-0033750 , dated April 18, 2014 , said Register's Office.

Tract 3

Being Lot No. 1, on the Plan of Metro Centre Condominium Homes of record in Plat Book 5200, Page 468, Register's Office for Davidson County, TN; Located in Davidson County, State of Tennessee, and being further described as:

Being a parcel of land in the 2nd Councilmanic District of Davidson County, Tennessee and located east of 14th Ave North at its terminus, and shown as Parcel 3 on Map 70-15 as evidenced in Instrument Number 20120327-0025987 in the Register's Office for Davidson County, Tennessee (RODCT), property of The Metro at 14th, LLC and being more particularly described as follows:

BEGINNING at a Mag-nail old in the center of pavement and at the terminus of 14th Ave. N. right-of-way and a common corner with Metro Government property of record in Book 4793, pg. 558; Thence with Metro, N 04 deg. 52' 18" W, 120.52' to an iron pin new and common corner with the Granstaff, LP property of record in book 11225, pg. 82; Thence with the south line of Granstaff for the following 4 calls:
N 81 deg. 35' 21" E, 74.15' to an iron pin old;
S 05 deg. 38'18" E, 40.46' to an iron pin old;
N 84 deg. 21' 42" E, 147.00 to an iron pin old;
S 05 deg. 37' 18" E, 163.68' to an iron pin old and in the north line of Mcdowell property of record in book 5444, pg. 468 and being parts of lots 13 & 14 Plat Book 57, pg. 26;
Thence with Mcdowell and the north line of Alley No. 1626', 12' wide at its terminus,
S 80 deg. 31' 25" W, 52.52' to an iron pin old and corner of Twenty Holdings, LLC property Parcel 4, Tract 2, and of record in Instru. No. 20140422-0033750 and being Lot 11, Block 37 in Plat Book 57, pg. 26;
Thence with Lot 12, S 80 deg. 31' 25" W, 146.80' to an iron pin old and in the east right-of-way of 14th Ave. N.;
Thence with 14th Ave, N 04 deg. 52' 18" W, 93.06' to a Mag-nail old at the terminus of 14th Ave. N.; Thence S 85 deg. 07' 42" W, 25.00 to the POINT OF BEGINNING, and containing 38,640 sq. ft. or 0.887 acres, more or less according to a survey by WOLD/HFR Design Inc. Michael R. Williams RLS No. 1906 Project No. 227449.

Being the same property conveyed to THE METRO AT 14TH LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from PATRICIA G. CUNNINGHAM, UNMARRIED, of record in Instrument No. 20120327-0025987, dated March 23, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee;
2. All matters as shown on the plan of record in Plat Book 5200, Page 468, Register's Office for Davidson County, Tennessee (Tract I).
3. All matters as shown on the plan of record in Plan Book 1, Page 84 Chancery Court Plat Book 57, page 26, Register's Office for Davidson County, Tennessee (Tract II).
4. Easement for roadway as set forth in the instrument of record in Book 846, page 457, Register's Office for Davidson County, Tennessee (Tract I).
5. Notice of Land Use Restrictions as set forth in the instrument of record in Instrument No. 20120117-0004232, Register's Office for Davidson County, Tennessee (Tract I).
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

These properties are also known as improved properties located at 2424, 2420A, 2418A 14th Avenue N, Nashville, TN 37208.

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on September 15, 2022.

The Metro at 14th LLC, a Tennessee Limited Liability Company

By: _____
Shawn E. Bailes
Its: Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, Shawn E. Bailes, 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 Sole Member of The Metro at 14th LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Sole Member.

Witness my hand and official seal on September 15, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

Twenty Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Shawn E. Bailes
Its: Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a notary public for the state and county aforesaid, Shawn E. Bailes, 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 Member of Twenty Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Member.

Witness my hand and official seal on September 15, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024