This instrument was prepared by:
Edwin A.Rowell
210 Diane Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 919077 DEEDWARR
09/20/2022 12:38:30 PM 6 pgs
Fees: $33.00 Taxes: $10,915.00
20220920-0104571

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Parcel Number(s):
18th Avenue Partners, LLC 144 2nd Ave. North,Suite 400 Nashville, TN 37201	18th Avenue Partners, LLC 144 2nd Ave. North,Suite 400 Nashville, TN 37201	092-160-353.00 092-160-354.00

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Edwin E. Rowell and Gloria K. Rowell, Co-Trustees of the Rowell Joint Revocable Trust, dated November 30, 2021** (Seller) hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto 18th Avenue Partners, LLC (Buyer) hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

This is improved property located at 800 and 802 18th Avenue South, Nashville, Tennessee

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this deed this 19th day of September, 2022.

GRANTOR:

Edwin E. Rowell, Co-Trustee of the Rowell Joint Revocable Trust, dated November 30, 2021

Gloria K. Rowell, Co-Trustee of the Rowell Joint Revocable Trust, dated November 30, 2021

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Kristy Engle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edwin E. Rowell, Co-Trustee of the Rowell Joint Revocable Trust, dated November 30, 2021, the within named bargainor, a Trust, and that he/she as such Trustee, being authorized so to do, executed the foregoing that he or she as such co-trustee, or other authorized signer executed the foregoing instructions for the purposes therein contained, by signing the name of the Trust by himself/herself as such co-trustee or other authorized signer.

WITNESS my hand, at office, this 12th day of September 2022.

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 12/18/22

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Kristy Engle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gloria K. Rowell, Co-Trustee of the Rowell Joint Revocable Trust, dated November 30, 2021, the within named bargainor, a Trust, and that he/she as such Trustee, being authorized so to do, executed the foregoing that he or she as such co-trustee, or other authorized signer executed the foregoing instructions for the purposes therein contained, by signing the name of the Trust by himself/herself as such co-trustee or other authorized signer.

WITNESS my hand, at office, this 12 day of September, 2022.

Notary Public

My Commission Expires: 12/18/22

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $2,950,000.00

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn before me this the 19th day of September, 2022.

Notary Public

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1:

BEING LOT NO. 123 ON THE PLAN OF O. B. HAYES' 1ST PLAN OF SMALL LOTS, AS OF RECORD IN PLAT BOOK 1, PAGE 69, CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EDWIN E. ROWELL AND GLORIA K. ROWELL, CO-TRUSTEES OF THE ROWELL JOINT REVOCABLE TRUST, DATED NOVEMBER 30, 2021, BY DEED FROM EDWIN E. ROWELL, OF RECORD IN INSTRUMENT NO. 202201240008629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

BEING LOT NO. 122 ON THE O. B. HAYES PLAN OF SMALL LOTS OF RECORD IN CHANCERY COURT PLAT BOOK 1, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 122 FRONTS 50 FEET ON THE EASTERLY MARGIN OF 18TH AVENUE SOUTH, FORMERLY SHIELDS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO EDWIN E. ROWELL AND GLORIA K. ROWELL, CO-TRUSTEES OF THE ROWELL JOINT REVOCABLE TRUST, DATED NOVEMBER 30, 2021, BY DEED FROM EDWIN ERNEST ROWELL, OF RECORD IN INSTRUMENT NO. 202201240008630, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/19/2022.

Matt Foster
Signature

Date: 9/19/2022

State of Tennessee

County of Davidson

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

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Notary Seal

