Karen Johnson Davidson County
Batch# 919417 DEEDWARRSP
09/21/2022 08:00:30 AM 5 pgs
Fees: $28.00 Taxes: $5,402.00
20220921-0104725

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
18th Avenue Partners, LLC 144 2nd Avenue North, Ste. 400 Nashville, TN 37201	New Owner	092-16-0-332.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ATP INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **18TH AVENUE PARTNERS, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever 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 Grantor's hand, this 16th day of September, 2022.

ATP INVESTMENTS, LLC

By: _____
Joong Seo, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the SOLE MEMBER of ATP INVESTMENTS, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as SOLE MEMBER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as SOLE MEMBER.

Witness my hand and official seal at Nashville, TN, this 16th day of September, 2022.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,460,000.00.

_____
Affiant

Subscribed and sworn before me this 16th day of September, 2022.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/11/26

EXHIBIT "A"
Legal Description

Land in Davidson County. Tennessee, being Lot No. 138 on the Plan of O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville. Said Lot No. 138 fronts 50 feet on the westerly side of 18th Avenue South, and runs back parallel lines 150 feet to an alley.

Being the same property conveyed to ATP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY, by deed from BONNIE WARNER, TRUSTEE OF THE BONNIE A. WARNER REVOCABLE TRUST U/A/D AUGUST 2, 2007, of record in Instrument No. 20200925-0110432, dated September 24, 2020, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Matters shown on the Plan of record as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/16/22 (date of document).

Affiant Signature

9/20/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

