(2)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741702

Karen Johnson Davidson County
Batch# 919523 **DEEDWARR**
09/21/2022 09:49:42 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220921-0104861

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires 10/2/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Studio Yuda, LLC, 843 Dewees Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 02 0 089.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary E. McGuire, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Studio Yuda, LLC, a Tennessee limited liability company**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Kirkwood Heights, The W.T. Berry Estate Section No. 5, of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary E. McGuire, Unmarried, by Warranty Deed from Robert Neely, Unmarried, of record in Instrument No. 20121107-0102667, in the Register's Office for Davidson County, Tennessee, dated November 05, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2022.

Mary E. McGuire By _____, Attorney in Fact
Mary E. McGuire
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary E. McGuire and that he is authorized by Mary E. McGuire to execute this instrument on her behalf.

WITNESS my hand, at office, this 20th day of September, 2022.

ANY
Notary Public

