Karen Johnson Davidson County
Batch# 921890 DEEDWARR
09/27/2022 10:32:30 AM 6 pgs
Fees: $33.00 Taxes: $11,840.00
20220927-0106799

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,200,000.00.

Affiant

Subscribed and sworn to me on September 26, 2022.

NOTARY PUBLIC

My Commission Expires:

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BNA2 LLC 45 Annandale Nashville, TN 37215-5821	SAME ADDRESS AS NEW OWNER	071-15-562.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ashley S. Quinn, W. Brandon Plunkett and Nicholas H. Adler, as tenants in common, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto BNA2 LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdivision of Plan of Eastmoreland part of Lot 1 of record in Plat at Instrument No. 20200820-0093858, in the 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 Ashley S. Quinn, W. Brandon Plunkett and Nicholas H. Adler, as tenants in common by Warranty Deed from Krushna, LLC, a Tennessee limited liability company of record in Instrument No. 20220404-0038860 Register's Office for Davidson County, Tennessee, dated April 01, 2022 and recorded on April 04, 2022.

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. 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.

This property is also known as improved property located at 0 Dickerson Pike, Nashville, TN 37207.

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/or 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 heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, its successor and/or 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/our hand(s) this 26th day of September, 2022.

Ashley S. Quinn

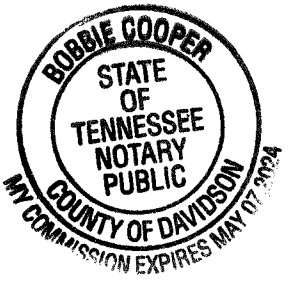
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Ashley S. Quinn to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 26, 2022.

NOTARY PUBLIC

My Commission Expires: _____



W. Brandon Plunkett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared W. Brandon Plunkett to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 26, 2022.

NOTARY PUBLIC

My Commission Expires: _____

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

Nicholas H. Adler

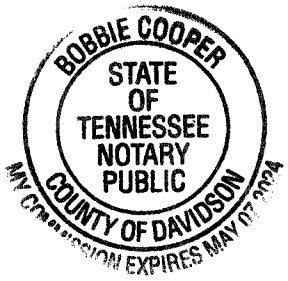
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Nicholas H. Adler to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 26, 2022.

NOTARY PUBLIC

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 26, 2022 (date of document).

Affiant Signature

September 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

