Karen Johnson Davidson County
Batch# 921905 DEEDWARRSP
09/27/2022 11:01:30 AM 6 pgs
Fees: $33.00 Taxes: $5,087.50
20220927-0106816

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (ST)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
1804 Patterson Venture, LLC 3415 S. Sepulveda Blvd. Suite 110 Los Angeles, CA 90034	Same	092 12 0 094.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Theresa McDonald (formerly Theresa Y. McLean), an individual (the "Grantor") has bargained and sold, and hereby transfers and conveys, to 1804 Patterson Venture, LLC, a Delaware limited liability company and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1804 Patterson Street, Nashville, TN 37203.

Said property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants and binds itself and its heirs, representatives and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

Dated as of this 26th day of September, 2022.

(Next Page is Signature Page)

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above

Theresa McDonald, an individual

STATE OF S.C.)

COUNTY OF Beaufort)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Theresa McDonald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of Sept., 2022.

Margie C Mack
Notary Public

My Commission Expires:

8/24/26

MARGIE C MACK NOTARY PUBLIC SOUTH CAROLINA My Comm. Exp. 08-24-2026

[Signature Page to Special Warranty Deed]

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $1,375,000.00.

Affiant

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

Notary Public

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

5-5-25

Exhibit A

A certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 249 on the Map of Boyd Home Tract, plan of which is of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 249 fronts 50 feet on the northerly side of Patterson Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Theresa Y. McLean by Warranty Deed of record in Instrument No. 20080408-0035262, in the Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Jerry McLean of record in Instrument No. 20120330-0027165, Register's Office for Davidson County, Tennessee.

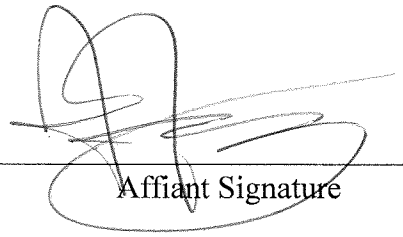
Exhibit B

1. Taxes for the year 2022, a lien not yet due and payable. None due and payable at Date of Policy.

33446745.2

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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

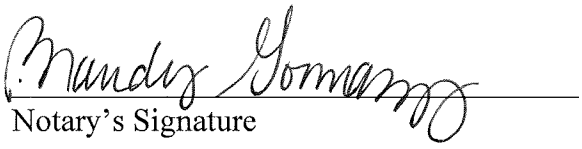
September 26, 2022

Date

State of Tennessee

County of Williamson

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



Notary's Signature

My Commission Expires: 5-5-25

