THIS DOCUMENT PREPARED BY:
James Robinson
Barnes & Thornburg LLP
3475 Piedmont Rd., NE, Suite 1700
Atlanta, GA 30305

Karen Johnson Davidson County
Batch# 929511 DEEDWARRSP
10/14/2022 09:03:30 AM 5 pgs
Fees: $28.00 Taxes: $4,995.00
20221014-0112600

New Owner/Responsible Taxpayer	Send Tax Bill To:	Map & Parcel Nos.:
Smokey Six, LLC 108 Windward Pt. Hendersonville, TN 37075	(same)	082-09-0-476.00

SPECIAL WARRANTY DEED

This Indenture is made to be effective as of November 11, 2021, by and between John Rudolph (the "Grantor"), and Smokey Six, LLC, a Tennessee limited liability company (the "Grantee").

W I T N E S S E TH

FOR AND IN CONSIDERATION of a membership interest in the Grantee, whose value is the value of the property, to wit, $1,350,000.00, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee all of that certain real estate situated in the County of Davidson and State of Tennessee known and described in Exhibit A attached hereto and made a part hereof, together with all buildings, structures and improvements located thereon and all fixtures affixed thereto and all easements, rights and appurtenances pertaining to such property, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property").

This is improved property known as 1218 5th Ave. N., Nashville, TN 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the Property unto Grantee, and to its successors and assigns, in fee simple forever.

And Grantor, for himself, and his successors, does covenant, promise and agree to and with Grantee, and to its successors and assigns that Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that they WILL WARRANT AND DEFEND, the title and quiet possession to the Property against all persons lawfully claiming, or to claim the same, by, against all persons.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has each caused this instrument to be signed under seal in their respective limited liability company names by their respective duly authorized managers as of the day and year first above written.

GRANTOR:

JOHN RUDOLPH

ACKNOWLEDGMENT

STATE OF Tennessee
)SS.:
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 11th day of ~~September~~ November, 2021 by **JOHN RUDOLPH**.

Kimberly A Sammons
Notary Public

(SEAL)

Printed Name: Kimberly A Sammons

My Commission Expires: 7-7-2025

KIMBERLY A SAMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[*Signature Page to Special Warranty Deed*]

OATH OF CONSIDERATION

STATE OF Georgia)
) ss
COUNTY OF Fulton)

PROPERTY TRANSFERRED: 1218 5th Ave. N., Nashville, TN 37208

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $1,350,000.000.

JAMES R. ROBINSON

Sworn and subscribed before me this 13th of October, 2022.

_____, Notary Public
Joyce H. Lopez

My commission expires:

8/4/23

JOYACE H LOPEZ NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 4, 2023

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled the Plan of Germantown - Fifth Avenue, of record in Plat Book 9700, page 489, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being all or part of the same property conveyed to Grantor by Warranty Deed of record in Instrument No. 20210525-0070706 dated May 25, 2021 in the Register's Office for Davidson County, TN.

Certificate of Authenticity

I, Lucretia Albert, 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 November 11, 2021.

Date

Lucretia Albert

Affiant Signature

09/21/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of September, 2022.

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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