Karen Johnson Davidson County
Batch# 936052 DEEDWARRSP
10/31/2022 03:28:30 PM 9 pgs
Fees: $48.00 Taxes: $6,491.35
20221031-0117533

# SPECIAL WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,754,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-282

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Grounded Development, LLC | Same as Owner | 081-11-0-500.00 |
| (NAME) | (NAME) | 081-11-0-485.00 |
| 615 Third Avenue South, Suite 500 | | 081-11-0-483.00 |
| (ADDRESS) | (ADDRESS) | 081-11-0-482.00 |
| Nashville, TN 37210 | | 081-11-0-481.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 081-11-0-486.00 |

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, **Keith D. Bowman, Sr., married, and Ernestine D. Bowman, unmarried, as tenants in common** (collectively, the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Grounded Development, LLC, a Tennessee Limited Liability Company** (the "**Grantee**"), its successors and assigns, those certain parcels of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto as Exhibit A (collectively, the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, and (5) any building restrictions (the "**Permitted Exceptions**").

This is improved property located at 1001, 1009, 1011, 1013, & 1015 Buchanan Street, Nashville, TN 37208 and 1734 Arthur Avenue, Nashville, TN 37208.

**TO HAVE AND TO HOLD** the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons by through or under the Grantor but not otherwise, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 28th day of October, 2022.

**GRANTOR:**

**Keith D. Bowman, Sr.**

**Ernestine D. Bowman**

STATE OF TENNESSEE )

COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Keith D. Bowman, Sr. and Ernestine D. Bowman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28th day of October, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

**Exhibit "A"**

Legal Description of the Property

**Tract 1:** 1001 Buchanan Street, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 500.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 500 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 291 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee) and a portion of Lot 4 as shown on the plat entitled, Re-Subdivision of McGavock's Town, of record in Plat Book 161, Page 97, R.O.D.C.T. Said parcel is located on the southerly right-of-way line of Buchanan Street and the westerly right-of-way line of 10th Avenue North and being more particularly described, by metes and bounds, as follows:

Beginning at a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, at the intersection of the southerly right-of-way line of Buchanan Street and the westerly right-of-way line of 10th Avenue North;

Thence, leaving said Buchanan Street with said 10th Avenue North, South 47°53'37" East, 50.00 feet to a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, at the northeasterly corner of Duke & Duke, LLC, of record as Instrument Number 201111000880040, R.O.D.C.T.;

Thence, leaving said right-of-way with said Duke & Duke, LLC, South 42°06'23" West, 47.00 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the easterly line of 1003 Buchanan, LLC, of record as Instrument Number 201808020075832, R.O.D.C.T.;

Thence, with said 1003 Buchanan, LLC, North 47°53'37" West, 8.20 feet to a point;

Thence, with said 1003 Buchanan, LLC, North 42°06'23" East, 8.22 feet to a point in the westerly wall of the existing building on Parcel 500;

Thence, with said wall, North 45°20'13" West, 75.23 feet to a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, in the southerly right-of-way line of Buchanan Street;

Thence, with said right-of-way, North 85°22'56" East, 48.66 feet to the point of beginning and containing 2,583 square feet or 0.06 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Also included in this conveyance is an easement for driveway purposes over the property of grantor's adjoining the described above and further described as follows, to wit:

Beginning at a point in the margin of the 16 foot alley on the Westerly margin of grantor's property, said point being 8 feet Northwest of the Northwest corner, thence along the margin of said alley 12 feet to a point; thence at right angles to said alley in an Easterly direction to the coal shed on the Westerly line of the above described property. Said easement shall be an appurtenance to the within conveyed property and shall run with the land. The easement shall continue so long as the present building stands on said property and so long as it's reasonably necessary for property driveway service for said property.

Being the same property conveyed to Leon Bowman and Keith D. Bowman, Sr., by Special Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Cecil Ward, of record in Instrument No. 20080715-0072300, in the Register's Office for Davidson County, Tennessee, dated July 11, 2008, and recorded on July 15, 2008.

Leon Bowman died intestate on May 4, 2013, leaving Keith D. Bowman, Sr., a/k/a Keith Darrell Bowman, and Ernestine Day Bowman as his sole heirs at law as stated in Affidavits of Heirship of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**Tract 2:** 1009 Buchanan Street, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 485.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 485 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 295 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said parcel is located on the southerly right-of-way line of Buchanan Street and the westerly right-of-way line of Alley 537 and being more particularly described, by metes and bounds, as follows:

Beginning at a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, in the southerly right-of-way line of Buchanan Street, at the northeasterly corner of Parcel 483, of Ernestine Day Bowman, and Keith Darrell Bowman by Affidavit of Heirship of record as Instrument Number 20130516-0049436, R.O.D.C.T., and Deed Book 2022, Page 186, R.O.D.C.T., and being the northwesterly corner of the herein described property;

Thence, North 85°39'46" East, 50.00 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the westerly right-of-way line of Alley 537;

Thence, leaving said Buchanan Street with said Alley, South 47°24'55" East, 47.24 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the northerly corner of Parcel 486 of Ernestine Day Bowman, and Keith Darrell Bowman by Corrected Affidavit of Heirship of record as Instrument Number 20130516-0049436, R.O.D.C.T., and Deed Book 3166, Page 557, R.O.D.C.T.;

Thence, leaving said Alley with said Parcel 486, South 42°27'42" West, 95.71 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the southwesterly corner of

TM Investment, LLC, of record as Instrument Number 20200428-0044208, R.O.D.C.T.;

Thence, with said TM Investment, LLC, North 01°43'13" West, 26.75 feet to the northwesterly corner of said TM Investment, LLC and the southeasterly corner of said Parcel 483;

Thence, with said Parcel 483, North 14°56'14" West, 74.58 feet to the point of beginning and containing 4,534 square feet or 0.10 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Being the same property conveyed to Jerimiah L. Bowman by Warranty Deed from M. S. Smith, now known as M. S. Smith Crinel, of record in Book 4877, Page 434, in the Register's Office for Davidson County, Tennessee, dated December 23, 1974, and recorded on December 27, 1974.

Leon Bowman died intestate on May 4, 2013, leaving Keith D. Bowman, Sr., a/k/a Keith Darrell Bowman, and Ernestine Day Bowman as his sole heirs at law as stated in Affidavits of Heirship of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**Tract 3:** 1011 Buchanan Street, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 483.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 483 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 295 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said parcel is located on the southeasterly right-of-way line of Buchanan Street, 117.40 feet from the intersection of 11th Avenue North, and being more particularly described, by metes and bounds, as follows:

Beginning at a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, in the southerly right-of-way line of Buchanan Street, at the northeasterly corner of Parcel 482, of Ernestine Day Bowman, and Keith Darrell Bowman by Affidavit of Heirship of record as Instrument Number 20130516-0049436, R.O.D.C.T., and Deed Book 2023, Page 281, R.O.D.C.T., and being the northwesterly corner of the herein described property;

Thence, leaving said parcel 482, with said Buchanan Street, North 85°39'46" East, 39.10 feet to a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, at the northwesterly corner of Parcel 485 of Ernestine Day Bowman, and Keith Darrell Bowman by Corrected Affidavit of Heirship of record as Instrument Number 20150731-0075995, R.O.D.C.T., and Deed Book 4877, Page 434, R.O.D.C.T.,

Thence, leaving said right-of-way, with said Parcel 485, South 14°56'14" East, 74.58 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the northeasterly corner of TM Investment, LLC, of record as Instrument Number 20200428-0044208, R.O.D.C.T.;

Thence, with said TM Investment, LLC, South 73°31'52" West, 46.50 feet to the southeasterly corner of said Parcel 482;

Thence, with said Parcel 482, North 09°23'52" West, 83.40 feet to the point of beginning and containing 3,357 square feet or 0.08 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Being part of the same property conveyed to Leon Bowman by Warranty Deed from W. L. Turner, a widower, of record in Book 6965, Page 836, in the Register's Office for Davidson County, Tennessee, dated August 25, 1986, and recorded on September 2, 1986.

Leon Bowman died intestate on May 4, 2013, leaving Keith D. Bowman, Sr., a/k/a Keith Darrell Bowman, and Ernestine Day Bowman as his sole heirs at law as stated in Affidavits of Heirship

of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**Tract 4:** 1013 Buchanan Street, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 482.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 482 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 295 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said parcel is located on the southeasterly right-of-way line of Buchanan Street, 83.2 feet from the intersection of 11th Avenue North, and being more particularly described, by metes and bounds, as follows:

Beginning at an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the southerly right-of-way line of Buchanan Street, at the northeasterly corner of Parcel 481, of Ernestine Day Bowman, and Keith Darrell Bowman by Corrected Affidavit of Heirship of record as Instrument Number 20150731-0075995, R.O.D.C.T., and Deed Book 3847, Page 481, R.O.D.C.T., and being the northwesterly corner of the herein described property;

Thence, leaving said parcel 481, with said Buchanan Street, North 85°39'46" East, 34.20 feet to a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, at the northwesterly corner of Parcel 485, of Ernestine Day Bowman, and Keith Darrell Bowman by Corrected Affidavit of Heirship of record as Instrument Number 20150731-0075995, R.O.D.C.T., and Deed Book 4877, Page 434, R.O.D.C.T.;

Thence, leaving said Buchanan Street with said Parcel 483, South 09°23'52" East, 83.40 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the northerly line of TM Investment, LLC, of record as Instrument Number 20200428-0044208, R.O.D.C.T.;

Thence, with said TM Investment, LLC, South 73°31'52" West, 40.08 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the easterly right-of-way line of 11th Avenue North;

Thence, with said right-of-way, North 47°25'24" West, 4.70 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the southerly corner of said Parcel 481;

Thence, leaving said right-of-way, with said Parcel 481, North 03°47'38" West, 88.07 feet to the point of beginning and containing 3,366 square feet or 0.08 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Being part of the same property conveyed to Leon Bowman by Warranty Deed from W. L. Turner, a widower, of record in Book 6965, Page 836, in the Register's Office for Davidson County, Tennessee, dated August 25, 1986, and recorded on September 2, 1986.

Leon Bowman died intestate on May 4, 2013, leaving Keith D. Bowman, Sr., a/k/a Keith Darrell Bowman, and Ernestine Day Bowman as his sole heirs at law as stated in Affidavits of Heirship of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**Tract 5:** 1015 Buchanan Street, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 481.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 481 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 295 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said parcel is located at the southeasterly quadrant of the intersection of Buchanan Street and 11th Avenue North, and being more particularly described, by metes and bounds, as follows:

Beginning at a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, at the intersection of the southerly right-of-way line of Buchanan Street and the easterly right-of-way line of 11th Avenue North;

Thence, leaving said 11th Avenue North with said Buchanan Street, North 85°39'46" East, 83.20 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the northerly corner of Parcel 482, of Ernestine Day Bowman, and Keith Darrell Bowman by Affidavit of Heirship of record as Instrument Number 20130516-0049436, R.O.D.C.T. and previous Deed Book 2023, Page 281, R.O.D.C.T.;

Thence, leaving said Buchanan Street with said Parcel 482, South 03°47'38" East, 88.07 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the easterly right-of-way line of 11th Avenue North;

Thence, with said 11th Avenue North, North 47°25'24" West, 120.58 feet to the point of beginning and containing 3,664 square feet or 0.08 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Being the same property conveyed to Leon Bowman and Keith Bowman, join tenants with right of survivorship, by Warranty Deed from Harris A. Gilbert, Trustee, of record in Book 6762, Page 96, in the Register's Office for Davidson County, Tennessee, dated January 13, 1986, and recorded on January 14, 1986.

Leon Bowman died on May 4, 2013, as stated in Affidavits of Heirship of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**Tract 6:** 1734 Arthur Avenue, Nashville, Tennessee 37208 (Map/Parcel 081 11 0 486.00)

Being a certain tract of land lying in the 21st Council District of Nashville, Davidson County, Tennessee. Said tract is shown as Parcel 486 on Davidson County Property Map 81-11. Said parcel is a portion of Lot 296 as shown on the plat entitled, Plan of McGavock's Town, of record in Plat Book 21, Page 23, R.O.D.C.T. (Register's Office for Davidson County, Tennessee). Said parcel is located on the easterly right-of-way line of Arthur Avenue, 188.50 feet south of the intersection of Buchanan Street and 11th Avenue North, and being more particularly described, by metes and bounds, as follows:

Beginning at a P.K Nail (new), with a shiner stamped, Ragan-Smith & Associates, in the easterly right-of-way line of Arthur Avenue, at the southwesterly corner of TM Investment, LLC, of record as Instrument Number 20200428-0044208, R.O.D.C.T.;

Thence, leaving said right-of-way with said TM Investment, LLC, North 42°30'11" East, 150.00 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the southwesterly right-of-way line of Alley 537, at the most westerly corner of Parcel 485 of Ernestine Day Bowman, and Keith Darrell Bowman by Corrected Affidavit of Heirship of record as Instrument Number 20150731-0075995, R.O.D.C.T., and Deed Book 4877, Page 434, R.O.D.C.T.;

Thence, with said Alley, South 47°24'55" East, 44.00 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, at the most northerly corner of Eddie Henry, of record in Deed Book 8440, Page 460, R.O.D.C.T.;

Thence, leaving said Alley with said Henry, South 42°30'11" West, 150.00 feet to an Iron Rod (new), with a cap stamped, Ragan-Smith & Associates, in the northeasterly right-of-way line of said Arthur Avenue;

Thence, with said right-of-way, North 47°24'55" West, 44.00 feet to the point of beginning and containing 6,600 square feet or 0.15 acres, more or less, based upon ALTA Survey dated October 28, 2022, prepared by Ted J Stevenson, II, TN RLS 2136, of Ragan Smith, Project No. 22-0256.

Being the same property conveyed to Leon Bowman, Ernestine D. Bowman, and Keith Bowman, by Quitclaim Deed from James E. Brown of record in Instrument No. 20060505-0052545, in the Register's Office for Davidson County, Tennessee, dated April 20, 2006, and recorded on May 5, 2006.

Leon Bowman died intestate on May 4, 2013, leaving Keith D. Bowman, Sr., a/k/a Keith Darrell Bowman, and Ernestine Day Bowman as his sole heirs at law as stated in Affidavits of Heirship of record in Instrument No. 20130516-0049436, Instrument No. 200130516-0049437, and Instrument No. 20150731-0075995, in the Register's Office for Davidson County, Tennessee.

**TRUE COPY CERTIFICATION**

I, Sarah Ames, 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 October 28, 2022.

Signature
Date: October 28, 2022

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 28th day of October, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD