Karen Johnson Davidson County
Batch# 939944 DEEDWARR
11/10/2022 10:38:30 AM 8 pgs
Fees: $43.00 Taxes: $647.50
20221110-0120552

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow · Lockeland
Law Group, PLC
204 S 11th Street
Nashville, TN 37206

Upon recording should be returned to:

Wagon Wheel Title & Escrow · Lockeland
Law Group, PLC
204 S 11th Street
Nashville, TN 37206

WARRANTY DEED

Address of New Owner:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map / Parcel Numbers:
Owen Development, LLC 1400 5th Avenue North Nashville, TN 37208	New Owner	PIN: 07111054300

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, **PEP Meridian Park, L.L.C.**, a Delaware limited liability company ("**Grantor**"), has bargained and sold, and hereby transfers and conveys, to **Owen Development, LLC**, a Tennessee limited liability company, and its successors and assigns ("**Grantee**"), certain real property in Davidson County, Tennessee, more particularly described on **Exhibit A** attached hereto, together with all rights, easements and appurtenances pertaining to such real property and any improvements, structures and fixtures now constructed and completed or under construction on the real property (the "**Property**").

Said Property is conveyed subject to those matters more particularly described on **Exhibit B** 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 unimproved property known as 315 Edith Avenue, Nashville, Tennessee 37207.

Grantor does hereby covenant and bind itself, that Grantee is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except for the matters set forth on **Exhibit B**. Grantor covenants and binds itself and its successors to warrant and defend to Grantee forever the title to said Property against the lawful claims of all persons (excluding claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise. Document reference instrument No. 202000227-0021963.

Executed as of the 8th day of November 2022.

PEP Meridian Park, L.L.C.

By:_____
Name: MARTIN N. HEFLIN
Title: Authorized Signatory

THE STATE OF Tennessee)
) SS
COUNTY OF Davidson) SS

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Martin H. Heflin, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument as an authorized signatory of **PEP Meridian Park, L.L.C.** for the purposes therein contained, and who further acknowledged that s/he executes this instrument as the free act and deed of **PEP Meridian Park, L.L.C.**

Notary Public in and for
The State of Tennessee

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

(Seal of Notary)

Date: November 8, 2022

/Tmp/huddy20221103-12-1yazd1g.docx

Exhibit A to Warranty Deed

Legal Description
For the Property Commonly Known as
315 Edith Avenue, Nashville, Tennessee

PIN: 07111054300

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 2 Lot Subdivision Edith Avenue of record in Plat at Instrument No. 20220701-0076467, 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 a portion of the same property conveyed to PEP Meridian Park, LLC, a Delaware Limited Liability Company by Special Warranty deed from 1801 Meridian Partners, a Tennessee General Partnership of record in Instrument No. 20200227-0021963 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 27, 2020. (Value of consideration shown in aforementioned deed $4,650.000.)

Being a portion of the same property conveyed to PEP Meridian Park, LLC, a Delaware Limited Liability Company by Quitclaim deed from PEP Meridian Park, LLC, a Delaware Limited Liability Company of record in Instrument No. 202006120060451 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Exhibit B to Warranty Deed

Permitted Exceptions

Taxes and assessments for the year 2022 and subsequent years.

Rights or claims of parties in possession not shown by the Public Records.

Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements, or claims of easements, not shown by the Public Records.

Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.

Taxes or special assessments which are not shown as existing liens by the public records.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 78, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Book 1, Page 115 and Page 133, Chancery Court at Nashville, Tennessee.

Subject to Plat titled 2 lot subdivision Edith Avenue of record as Instrument Number 20220701-0076467, Register's Office of Davidson County, Tennessee.

All matters appearing on the survey by Douglas Ball-Chandler, Tennessee RLS No. 2588, of Ragan-Smith Associates, Inc., dated September 10, 2018.

Subject to rights of others in and to the common areas and/or elements.

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

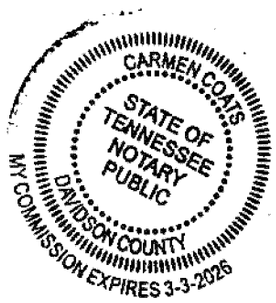
The actual consideration or true value, whichever is greater for this transfer is $175,000.

Affiant

Subscribed and sworn before me this 8th day of November, 2022.

Notary

Seal



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 10, 2022 (date of document).

Affiant Signature

November 10, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023