1st

Karen Johnson Davidson County
Batch# 953216 DEEDWARR
12/19/2022 02:05:30 PM 7 pgs
Fees: $38.00 Taxes: $4,070.00
20221219-0131069

This Instrument Prepared By:

Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Sadie Fitzpatrick

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell	East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell
Map & Parcel No.: 118-07-0-177.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Oldstyle, LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all right, title, and interest of Grantor in and to the following: any land lying in the bed of any public street, road, avenue or alley (whether open, closed, or proposed) adjoining the Land, any oil, gas, or other minerals on or under the Land, any easements benefiting the Land, any strips and gores adjoining the Land (provided that, if Grantor or an affiliate of Grantor owns property adjacent to the Land and abutting any such strips or gores then such right, title and interest therein shall extend only to the midpoint of any such strips and gores), and all licenses, permits, governmental approvals, utility rights (including water, sanitary sewer, and drainage), developmental rights and similar rights related to the Land, whether granted by governmental authorities or private persons (collectively, the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

The Land is improved property, consisting of one tract containing 0.18 acres, located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Land in fee simple and that it has good right to sell and convey the Property.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against every person whomsoever lawfully claiming or to claim the same or any part thereof, (other than claims arising from the matters set forth on Exhibit B).

[Signature Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed to be effective this 16 day of DECEMBER, 2022.

Oldstyle, LLC, a Delaware limited liability company

By: _____
Name: WILLIAM J. WHITING
Title: Sole Member

THE STATE OF Tennessee §
§
COUNTY OF Williamson §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William J. Whiting with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Oldstyle, LLC, a Delaware limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of December, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.

East Iris – Columbine, LLC,
a Delaware limited liability company

By: _____
Name: RANDALL R. KENDRICK
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF Texas)
) ss.
COUNTY OF Dallas)

Before me, a Notary Public in and for said County and State, on this 15th day of December, 2022, personally appeared Randall R. Kendrick, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as Authorized Signatory of Grantor, and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed and as the free and voluntary act and deed of such company, for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL) HAYDEN RENE KENDRICK
Notary ID #131434928
My Commission Expires
February 2, 2026

_____
NOTARY PUBLIC

Commission Number: 131434928

My Commission Expires: February 2, 2026

Exhibit A

Legal Description

TRACT I:

Situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, Block E on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, 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 Oldstyle, LLC, a Delaware limited liability company, by Quitclaim Deed from Bill Whiting of record in Instrument No. 20201231-0155093 Register's Office for Davidson County, Tennessee, dated December 20, 2020, and recorded on December 31, 2020.

Exhibit B

[Permitted Title Exceptions]

1. Taxes for the year of 2022, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4614, Page 679, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 12/16/2022 (date of document).

Affiant Signature

12/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

