WARRANTY DEED

Karen Johnson Davidson County
Batch# 957999 DEEDWARR
01/05/2023 09:30:59 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20230105-0000858

MJ-CK-22-2206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CBEE Holdings, LLC	**NEW OWNER**	
(NAME)	(NAME)	**105 14 0 080.00**
150 3rd Ave. South, Ste. 2800		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CELESTE KRENZ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CBEE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 15 feet of Lot No. 5, Block 3 on the Plan of Subdivision of Blocks 1-2-3-4-5-6-7-8 in Yarbroughs Subdivision of Woodland, of record in Book 57, Page 155, Register's Office Davidson County, Tennessee, described as follows:

Said Lot No. 6 and part of Lot No. 5 front together 65 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet (actual field measure being 156 feet), more or less, to an alley.

Being the same property conveyed to Juiceland Holdings, LLC, by Special Warranty Deed from John R. Cheadle, Jr., in his capacity as receiver for The Urban Juicer, LLC, a Tennessee limited liability company, of record in Instrument No. 20140925-0088437, in the Register's Office for Davidson County, Tennessee, dated September 24, 2014, and recorded on September 25, 2014.

Being the same property conveyed to Celeste Krenz by Quitclaim Deed from Juiceland Holdings, LLC, of record in Instrument No. 20221013-0112305, in the Register's Office for Davidson County, Tennessee, dated October 10, 2022, and recorded on October 13, 2022.

Celeste Krenz and Celeste D. Krenz being one in the same.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUBDIVISION OF BLOCKS 1-2-3-4-5-6-7-8 IN YARBROUGHS SUBDIVISION OF WOODLAND, as recorded in Book 57, Page 155 .
- Easement and Encroachment Agreement of record in Instrument No. 20020715-0084682.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2206 8th Ave South, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16 DAY OF DECEMBER, 2022.

Celeste Krenz

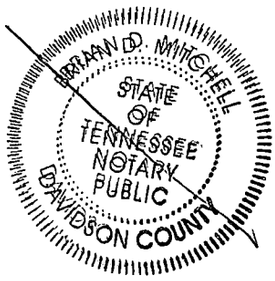
STATE OF TENNESSEE
COUNTY OF DAVIDSON

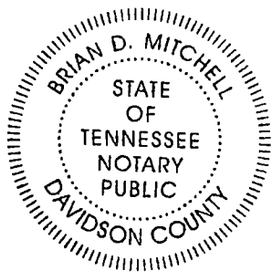
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CELESTE KRENZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2022.

Brian D. Mitchell

Notary Public
My Commission Expires: 7/3/23
(SEAL)





RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212