Karen Johnson Davidson County
Batch# 963124 DEEDWARRSP
01/20/2023 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $5,735.00
20230120-0004755

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36428-1 / Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| 609 W.I. Building, LLC<br>ATTN: Nuhad Khoury Hunter<br>609 West Iris Drive<br>Nashville, TN 37204 | New Owner | 11807014600 |

# SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **IRIS House, GP, a Tennessee general partnership** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **609 W.I. Building, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to IRIS House GP, a Tennessee general partnership by general warranty deed dated January 13, 2017 from Judith W. Kneeland, of record in Instrument No. 20170123-0006911, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 609 West Iris Drive, Nashville, TN 37204.

**TO HAVE AND TO HOLD** the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

**[Signatures appear on the following page.]**

**IN WITNESS WHEREOF**, the Grantor has executed this instrument this 20th day of January, 2023.

IRIS House, GP, a Tennessee general partnership

By: _____
Name: Ashley Crim Boyd
Its: Partner

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Crim Boyd, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of IRIS House, GP, a Tennessee general partnership, the within-named bargainor, and that she as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by herself as Partner.

WITNESS my hand, at office, this 20th day of January, 2023.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

_____
Affiant

Subscribed and sworn to before me this 20th day of January, 2023.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A
**Legal Description**

Land in Davidson County, Tennessee being Lot No. 19, Block C, on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, Page 36, amended in Book 1628, Page 551; Book 1628, Page 553; and Book 1628, Page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

## EXHIBIT B
**Permitted Encumbrances**

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 11807014600. Current year taxes have been prorated between the parties and assumed by the Grantee.

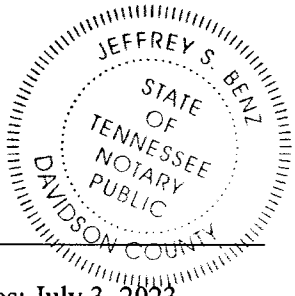
3. All matters as shown on the Plan, of record in Book 1130, Page 36, amended in Book 1628, Page 551; Book 1628, Page 553; and Book 1628, Page 555, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 January 20, 2023.

John T. Cook, Esq.
Date: January 20, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this January 20, 2023.




Notary Public
My commission expires: July 3, 2023