Karen Johnson Davidson County
Batch# 969510 DEEDWARRSP
02/10/2023 02:08:30 PM 6 pgs
Fees: $33.00 Taxes: $21,460.00
20230210-0009972

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
305 Jefferson, LLC c/o Holladay Property Services Midwest, Inc. 2710 Old Lebanon Road, Suite 5 Nashville, Tennessee 37213 Attn: Allen Arender	08213035600 08213035500 08213035400 08213035300 08213035200	305 Jefferson, LLC c/o Holladay Property Services Midwest, Inc. 2710 Old Lebanon Road, Suite 5 Nashville, Tennessee 37213 Attn: Allen Arender
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

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 all of which are hereby acknowledged, **PREMIER PARKING LAND COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **305 JEFFERSON, LLC**, a Tennessee limited liability company (the "Grantee"), the real property described on Schedule 1, which is attached hereto and incorporated herein by reference, including, without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property described as 1011 & 1015 2nd Ave N, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee and its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property unto the Grantee, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, the Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

STATE OF TENNESSEE
COUNTY OF Tennessee

The actual consideration or value, whichever is greater, for this transfer is ~~$5,800,000.00~~.

Affiant

Subscribed and sworn to before me this 09 day of February, 2023

LISA FARRIS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY MY COMMISSION EXPIRES AUGUST 24, 2024

Notary Public
My Commission Expires: 08-24-2024

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 09 day of February, 2023.

GRANTOR:

PREMIER PARKING LAND COMPANY, LLC,
a Tennessee limited liability company

By: _____
Ryan Chapman, its President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Glenda Miller, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ryan Chapman, 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 President of PREMIER PARKING LAND COMPANY, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President of the bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the limited liability company.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of February 2023.

Glenda Miller
Notary Public
My Commission Expires: 9/2/2024

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 02, 2024

SCHEDULE 1

DESCRIPTION OF PROPERTY

Tract 1

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (new), said pin being N 27 deg. 58' 24" W, 70.00' from an iron pin (old) at the center of the curve of Jackson St; Thence, N 27 deg. 58' 42" W, 35.00' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 129.35' to a P.K. Nail (new); Thence, with a curve to the right, having a radius of 128.00', a central angle of 16 deg. 35' 33", chord bearing and distance, S 8 deg. 32' 59" E, 36.94', along an arc length of 37.07' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 117.06' to the POINT OF BEGINNING and containing 4345 square feet or (0.100 acres), more or less.

Tract 2

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50', thence, S 27 deg. 11' 36" E, 45.00', thence, S 27 deg. 11' 36" E, 25.00', from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly corner of the herein described lot; Thence, with a curve to the right, having a radius of 128.00', a central angle of 11 deg. 21' 01", chord bearing and distance, S 22 deg. 31' 15" E, 25.32', along an arc length of 25.36' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 129.35' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 25.23' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 131.76' to the POINT OF BEGINNING and containing 3305 square feet, or (0.076 acres), more or less.

Tract 3

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 27 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50', thence, S 27 deg. 11' 36" E, 45.00' from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly corner of the herein described lot; Thence, S 27 deg. 11' 36" E, 25.00' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 131.76' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 25.00' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 132.12' to the POINT OF BEGINNING and containing 3299 square feet, or (0.076 acres), more or less.

Tract 4

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 28 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new); being S 27 deg. 24' 41" E, 50.50' from the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly corner of the herein described lot; Thence, S 27 deg. 11' 36" E, 45.00' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 132.21' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 45.00' to an iron pin (new); Thence, N 62 deg. 48' 24" E, 132.74' to the POINT OF BEGINNING and containing 5959 square feet or (0.137 acres), more or less.

Tract 5

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being part of Lot No. 28 Balch & Whiteside's Addition, of record in Minute Book D, page 734, Circuit Court for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a P.K. Nail (new) at the corner of the northwesterly intersection of Jefferson St. and 2nd Ave No., being the northeasterly corner of the herein described lot; Thence, S 27 deg. 24' 11" E, 50.50' to a P.K. Nail (new); Thence, S 62 deg. 48' 24" W, 132.74' to an iron pin (new); Thence, N 27 deg. 58' 42" W, 48.40' to an iron pin (new); Thence, N 61 deg. 54' 01" E, 133.22' to the POINT OF BEGINNING and containing 6575 square feet or (0.151 acres), more or less.

Being the same property conveyed to PREMIER PARKING OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NOLENSVILLE ROAD COMPANY, A TENNESSEE GENERAL PARTNERSHIP, ALSO KNOWN AS NOLENSVILLE ROAD CO., dated August 28, 2014, of record in Instrument No. 20140903-0080230, said Register's Office.

Also, being the same property conveyed to PREMIER PARKING LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PREMIER PARKING OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated December 29, 2016, of record in Instrument No. 20161229-0137153, said Register's Office.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2023 and subsequent years, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Minute Book D, Page 734, Circuit Court for Davidson County, Tennessee.

3. Matters shown on the plat of survey by Joshua A. Meeks, Tenn. RLS No. 2790, with TTL, Inc., dated January 11, 2023, and designated as Job Name: 1015 2nd Ave. N.

4. Zoning laws, regulations and ordinances affecting the Property.

Certificate of Authenticity

I, Lisa Farris, 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 02-09-2023.

Date

Lisa Farris

Affiant Signature

02-09-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of February, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025