Karen Johnson Davidson County
Batch# 975516 DEEDWARR
03/01/2023 11:00:30 AM 7 pgs
Fees: $38.00 Taxes: $4,532.50
20230301-0014525

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	08213035100 08213034900	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: Michael B. Noble, Esq., Bradley Arant Boult Cummings LLP (MBN), 1600 Division Street, Suite 700 Nashville, TN 37203

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, **BEKRY SEMAN** ("***Grantor***"), has bargained and sold, and by these presents does hereby transfer and convey to **305 JEFFERSON, LLC**, a Tennessee limited liability company ("***Grantee***"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all of Grantor's right, title and interest in any rights, easements, interests and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest in the land lying beneath the roads and rights-of-way abutting said 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 only to those matters listed on Exhibit B, attached hereto and made a part hereof by reference (the "***Permitted Encumbrances***"). Grantor covenants and warrants that there are no other exceptions other than the Permitted Encumbrances.

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.

STATE OF Oregon
COUNTY OF Clackamas

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00.

Bekry Seman
Affiant

Subscribed and sworn to before me this 24th day of February, 2023.

Notary Public
My Commission Expires: January 19, 2027

OFFICIAL STAMP
GABRIEL RYAN MCNIECE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1033012
MY COMMISSION EXPIRES JANUARY 19, 2027

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenant and bind himself, his heirs, successors, and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 24 day of February, 2023.

GRANTOR:

BEKRY SEMAN

STATE OF Oregon

COUNTY OF Clackamas

Before me, the undersigned, a notary public in and for the state and county aforesaid, personally appeared BEKRY SEMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal at office in Clackamas, Oregon, this the 24th day of February, 2023.

Notary Public
My commission expires: January 19, 2027

OFFICIAL STAMP
GABRIEL RYAN MCNIECE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1033012
MY COMMISSION EXPIRES JANUARY 19, 2027

EXHIBIT A

DESCRIPTION OF PROPERTY

Being two parcels of land lying in the 19th Council District as shown as Metro Parcels 08213034900 & 08213035100 in Davidson County, Tennessee. Said parcels being the Bekry Seman properties as recorded in Instrument No. 20110810-0061804 at the Register's Office of Davidson County, Tennessee (RODCT).

Said parcels can be generally described as lying North of and adjacent to Jackson Street, West of 2nd Avenue North, South of Jefferson Street, East of 3rd Avenue North and can be more specifically described as follows.

Tract 1:

Beginning at a found 5/8" iron pin in the Northern Right of Way (ROW) of Jackson Street. Said pin being the Southwest corner of the herein described parcel of land and the Southeast corner of Tract 2 (Parcel ID #08213035100). Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 671048.40 and an Easting of 1737238.51.

Thence, leaving said ROW with said Tract 2 the following three calls: N27° 28' 18" W a distance of 35.41' to a found 5/8" bent iron rod. Said rod being the Northwest corner of the herein described parcel of land.

Thence, N 62°47' 02" E a distance of 56.01' to a found 5/8" iron rod (stamped "Public Works"). Said pin being the Northeast corner of the herein described parcel of land.

Thence, S 27°10' 22" E a distance of 17.97' to a point in said ROW. Said point being the Southeast corner of the herein described parcel of land.

Thence, leaving said Tract 2 with said ROW on a curve to the right having a Tangent of 30.05', an Arc Length of 59.02', a Delta of 26° 25' 14", a Radius of 128.00', a Chord Bearing of S 45° 26' 24" W, and a Chord Distance of 58.50' to the Point of Beginning.

Containing 1,625.92 square feet or 0.04 acres, more or less.

Tract 2

Beginning at a found 5/8" iron pin in the Northern Right of Way (ROW) of Jackson Street. Said pin being the Southeast corner of the herein described parcel of land and the Southwest corner of Tract 1 (Parcel ID #08213034900). Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 671048.40 and an Easting of 1737238.51.

Thence, leaving said Tract 1 with said ROW on a curve to the right having an Arc Length of 10.05', a Radius of 128.00', a Delta of 4° 29' 56", a Chord Bearing of S62° 41' 25" W, and a Chord Distance of 10.05' to a found 1" rebar. Said rebar marking the Southwest corner of the herein described parcel of land and the Southeast corner of the 305 Jefferson, LLC property as recorded in Instrument #DB-20120807-0070423 RODCT.

Thence, leaving said ROW with said Jefferson's east boundary line N 27° 41' 21" W a distance of 63.60' to a set ½" iron pin (capped "TTL"). Said pin marking the Northwest corner of the herein described parcel of land and the Southwest corner of the Premier Parking Land Company, LLC property as recorded in Deed Book 8397, Page 297 RODCT.

Thence, leaving said Jefferson with said Premier N 62° 31' 14" E a distance of 112.45' to a found 1" rebar in the West ROW of 2nd Avenue N. Said pin marking the Northeast corner of the herein described parcel of land.

Thence, leaving said Premier with said ROW on a curve to the right having an Arc Length of 66.28', a Radius of 128.00', a Delta of 29° 40' 06", a Chord Bearing of S 17° 23' 44" W, and a Chord Distance of 65.54' to a point.

Said point being the Southeast corner of said Tract 1.

Thence, leaving said ROW with said Tract 1 the following three calls: N 27° 10' 22" W a distance of 17.97' to a found 5/8" iron pin (capped "Public Works"). Said pin being the Northeast corner of said Tract 1.

Thence, S 62° 47' 02" W a distance of 56.01' to a found 5/8" bent iron pin. Said pin being the Northwest corner of said Tract 1.

Thence, S 27° 28' 18" E a distance of 35.41' to the Point of Beginning.

Containing 3,492.60 square feet or 0.08 acres, more or less.

Being the same property conveyed to Bekry Seman, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated August 5, 2011, of record in Instrument No. 20110810-0061804 in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Encumbrances

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

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 02-24-2023.

Date

Lisa Farris

Affiant Signature

02-28-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 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