Karen Johnson Davidson County
Batch# 985433 DEEDWARR
03/28/2023 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $4,070.00
20230328-0022248

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Chandler Farmer, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
606 West Iris Drive, LLC 5921 Westheimer Drive Nashville, TN 37027	Same as New Owner.	Parcel No. 118-07-0-113.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **SHAY'S STUDIO, INC.,** a Tennessee corporation (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **606 WEST IRIS DRIVE, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), a certain tract or parcel of improved land lying and being in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD said Property, together with all appurtenances, estates, hereditaments, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property against the lawful claims of all persons whomever.

[*Signatures Commence on Following Page*]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of March, 2023.

GRANTOR:

SHAY'S STUDIO, INC.,
a Tennessee corporation

By: Shannon Kathleen Brooks
Name: Shannon Brooks
Title: Owner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shannon Brooks, the Owner of Shay's Studio Inc., a Tennessee corporation, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name, as the Owner of Shay's Studio Inc., a Tennessee corporation.

Witness my hand and official seal this 27 day of March, 2023.

My Commission Expires:
9-8-25

Samantha Birdsall
Notary Public



[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,100,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Shanata Allen Brooks
Affiant

Sworn to and subscribed before me,
this 27 day of March, 2023.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 16, Block A, as shown on the map entitled Berry Hill Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SHAYS STUDIO, INC., by deed from PHILLIP A. BREEDEN AND WIFE, JEANETTE BREEDEN, of record in Instrument No. 20080604-0057033, dated May 30, 2008, said Register's Office.

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 03-27-2023.

Date

Lisa Farris

Affiant Signature

03-27-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2023.

Notary's Signature

My Commission Expires: 10/20/2025

Date

Notary's Seal (if on paper)

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