3rd

Karen Johnson Davidson County
Batch# 987855 DEEDWARR
04/03/2023 02:08:30 PM 8 pgs
Fees: $43.00 Taxes: $5,180.00
20230403-0024069

This Instrument Prepared By:

Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Sadie Fitzpatrick

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell	East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell
Map & Parcel No.: 118-07-0-170.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **Jon Adkins and Christine Adkins, husband and wife, and Laney Adkins**, as joint tenants with right of survivorship (collectively, the "**Grantor**"), have bargained and sold, and do hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all right, title, and interest of Grantor in and to the following: any land lying in the bed of any public street, road, avenue or alley (whether open, closed, or proposed) adjoining the Land, any oil, gas, or other minerals on or under the Land, any easements benefiting the Land, any strips and gores adjoining the Land (provided that, if Grantor or an affiliate of Grantor owns property adjacent to the Land and abutting any such strips or gores then such right, title and interest therein shall extend only to the midpoint of any such strips and gores), and all licenses, permits, governmental approvals, utility rights (including water, sanitary sewer, and drainage), developmental rights and similar rights related to the Land, whether granted by governmental authorities or private persons (collectively, the "**Property**"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

The Land is improved property, consisting of one tract containing 0.23 acres, located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Land in fee simple and that it has good right to sell and convey the Property.

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against every person whomsoever lawfully claiming or to claim the same or any part thereof, (other than claims arising from the matters set forth on Exhibit B).

[Signature Follows]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed to be effective as of March 30th, 2023.

Jon Adkins

THE STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 30th day of March, 2023, before me personally appeared Jon Adkins to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

[seal of notary]

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

William Altus Pryor
NOTARY PUBLIC in and for the State of TN

Christine Adkins by Jon D. Adkins, her Attorney in Fact

Christine Adkins by Jon D. Adkins, her Attorney in Fact

THE STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 30th day of March, 2023, before me personally appeared Jon D. Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christine Adkins acknowledged that such person executed the same as the free act and deed of Christine Adkins.

[seal of notary]

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

William Altus Pryor
NOTARY PUBLIC in and for the State of TN

Laney Adkins by Jon D. Adkins, her Attorney in Fact

Laney Adkins by Jon D. Adkins, her Attorney in Fact

THE STATE OF Tennessee §
§
COUNTY OF Davidson §

On this 30th day of March, 2023, before me personally appeared Jon D. Adkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laney Adkins acknowledged that such person executed the same as the free act and deed of Laney Adkins.

[seal of notary]

[seal of notary]

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

William Altus Pryor
NOTARY PUBLIC in and for the State of TN

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.

East Iris – Columbine, LLC,
a Delaware limited liability company

By:_____
Jay Soni, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On March 20, 2023 before me, Sarah Lynne Norton, Notary Public, personally appeared JAY SONI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SARAH LYNNE NORTON
Notary Public - California
Orange County
Commission # 2372572
My Comm. Expires Aug 28, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sarah Lynne Norton
Signature of Notary Public

Place Notary Seal Above

HB: 4875-3400-1468.1

Exhibit A

Legal Description

Land situated in Davidson County, Tennessee:

Being Lot No. 22, Block "D", on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot 22 fronts 75 feet on the westerly side of Columbine Place and extends back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Jon Adkins and wife, Christine Adkins, and Laney Adkins, as joint tenants with right of survivorship, by deed of record in Instrument No. 20210223-0022283, in the Register's Office for Davidson County, Tennessee.

Exhibit B

[Permitted Title Exceptions]

1. Taxes for the year of 2023, a lien, but not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 3/31/2023 (date of document).

Affiant Signature

4/3/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of APRIL, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

