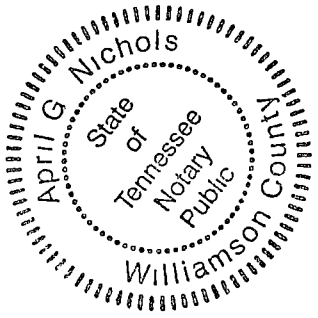
Karen Johnson Davidson County
Batch# 988040 DEEDWARR
04/04/2023 09 44 08 AM 3 pgs
Fees $18 00 Taxes $15,910 00
20230404-0024333

WARRANTY DEED

2022-169



State of Tennessee

County of Davidson

THE ACTUAL CONSI
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$4,300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS
THE 30th day of March, 2023.

(Affix Seal) Notary Public
My Commission Expires. 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO·
ANCHOR TITLE, LLC
3010 Poston Avenue
Nashville, TN 37203

Address of New Owners.	Send Tax Bills To:	Tax ID#·
Russell & Fifth, LLC 209 S 5th Street Nashville, TN 37206	NEW OWNER	082 15-0-117.00 093.03-00182.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Dark Corporation, Inc , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Russell & Fifth, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Tract I.

A tract of land in the 1st Civil District Metro Nashville, Davidson County, Tennessee, and being the westerly 44-1/4 feet of Lot No 30 and all of Lot No 31 on the Plan of Houston's Addition to Edgefield, now East Nashville, of record in Book 18, page 651, Register's Office for Davidson County, Tennessee, and part of Alley No 260, closed by Metro Council Bill No. 85-983 and being more particularly described as follows.

Beginning at an iron pin on the southerly R.O.W. line of Russell Street at the common northerly comer of Lots 31 and 32 of the above noted plan (lot 32 owned by Robert L. Frazer as of record in Book 3822, page 11, Register's Office Davidson County, Tennessee), thence, 1) with the southerly R.O.W. line of Russell Street North 63 deg. 27 min. 39 sec. East 99.90 feet to a point on the center line of Alley No. 260; thence, 2) with the center of Alley No 260 South 26 deg. 48 min. 39 sec. East 179.92 feet to a point, thence, 3) continuing with the center of Alley No 260 South 63 deg. 27 min. 16 sec West 100.87 feet to a point opposite the common southerly corner of Lots 31 and 32, thence, 4) with the common line of lots 31 and 32 West 26 deg 30 min 04 sec West 179 93 feet to the point of beginning and containing 18,061 sq. ft. or 0.415 acres.

Tract II:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Lots 40 and 41 on the Plan of Russell Houston Addition to Edgefield as of record in Book 18, page 651, Register's Office Davidson County, Tennessee, and also a part of the southerly one-half of Original Alley No. 260 which was closed by Metro Council Bill No. 85983 and being described together as follows:

Beginning at a point on the northerly right-of-way line of Fatherland Street at the common comer of Lots 41 and 42 of the above-noted plan of Russell Houston's Addition to Edgefield, said point being North 63 deg. 00 min. 00 sec. East, 176.76 feet from the easterly and of the northerly return curve at Fatherland Street and South Fourth Street; thence, 1) with the northerly right-of-way line of Fatherland Street South 63 deg. 00 min. 00 sec. West, 100.0 feet to the common corner of Lots 39 and 40; thence, 2) with the common line between Lots 39 and 40, North 27 deg. 10 min. 16 sec. West, 181.25 feet to the center of Original Alley No. 260; thence, 3) with the centerline of Original Alley No. 260, North 63 deg. 27 min. 16 sec. East, 100.1 feet to a point opposite the common comer of Lots 41 and 42; thence, 4) with the common line between Lots 41 and 42 South 27 deg. 10 min. 16 sec. East, 180.46 feet to the point of beginning and containing 18,086 square feet, or 0 415 acres.

Being the same property conveyed to Dark Corporation, Inc., a Tennessee Corporation from ADTEC Productions, Inc., a Tennessee Corporation by Warranty Deed dated August 16, 2022 and recorded August 16, 2022 in Instrument #20220816-0092968, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( )un improved property know as 408 Russell Street, 409 Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of March, 2023.

Dark Corporation, Inc.,
By. Ron Johnson, Secretary

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Ron Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary (or other officer authorized to execute the instrument) of Dark Corporation, Inc., the within named bargainor, and that such Secretary or officer as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Dark Corporation, Inc , as Secretary

Witness my hand and seal this 30th day of March, 2023.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

