Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143289

Karen Johnson Davidson County
Batch# 988107 **DEEDWARR**
04/04/2023 10.56 48 AM 2 pgs
Fees $13 00 Taxes $8,695 00
20230404-0024414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$2,350,000.00~~.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2023.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Soundville Holdings, LLC.	New Owner	Tax Parcel ID No. 118-07-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fairground Studios, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Soundville Holdings, LLC, a Delaware limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 13 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ronald Fair and Stefanie Jill Fair, husband and wife, by Warranty Deed from Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/201, amended and restated by Agreement dated 08/15/2012, of record in Instrument No. 20170119-0005989 in the Register's Office of Davidson County, Tennessee, dated January 17, 2017, and recorded on January 19, 2017.

Being the same property conveyed to Fairground Studios, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ronald Fair and Stefanie Jill Fair, husband and wife, of record in Instrument No. 20171221-0129902 in the Register's Office of Davidson County, Tennessee, dated December 19, 2017, and recorded on December 21, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRY HILL GARDENS, as recorded in Plat Book 1130, Page(s) 36 .

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1165, Page 627.

Rights or claims of tenants under unrecorded leases.

This is improved property located at 2814 Azalea Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2023.

Fairground Studios, LLC.

By: _____
Ronald Fair, Member

By: _____
Stefanie Jill Fair, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ronald Fair and Stefanie Jill Fair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Fairground Studios, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand and official seal, at office in Nashville, Tennessee, this 3rd day of April, 2023.

_____
Notary Public

