Karen Johnson Davidson County
Batch# 998318 DEEDWARRSP
05/01/2023 02:49:30 PM 4 pgs
Fees: $23.00 Taxes: $19,055.00
20230501-0032151

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $5,150,000.00. Affiant Subscribed and sworn to before me, 1st day of May, 2023. Notary Public My Commission Expires:

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

LIMITED WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RASJ, LLC, et al 9289 Wardley Park Lane Brentwood Tn 37027	RASJ, LLC, et al 9289 Wardley Park Lane Brentwood Tn 37027	Map and Parcel No.: 092 12 0 231 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, **Frauvergnuegen, LLC**, a Tennessee limited liability company ("**Grantor**"), has this day bargained and sold, and does hereby transfer and convey to

RASJ, LLC, a Tennessee Limited Liability Company, a 75% interest;
ARRV, LLC, a Tennessee Limited Liability Company, a 15% Interest;
GSG Trading LLC, a Delaware Limited Liability Company, a 5% Interest;
A&R Real Holdings LLC, an Illinois Limited Liability Company, a 3.5% Interest; and
Shubhendu Das, a 1.5% Interest,

as tenants in common (the above parties hereinafter collectively referred to as "**Grantees**"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1627 State Street, Nashville, Davidson County, Tennessee, 37203.

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

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A." Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through, or under it, but no further or otherwise.

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, the corporate party by its duly authorized officer(s) on the 1st day of May, 2023.

GRANTOR:

FRAUVERGNUEGEN, LLC
a Tennessee limited liability company

By: _____
Marion Kraft, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Marion Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Frauvergnuegen, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Sole Member.

Witness my hand, in Nashville, Tennessee this 1st day of May, 2023.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2025

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being known as Lots 332, 333 and 334 of the John Boyd Home Place Nashville, as of record in Plat Book 21, Page 39, at the Register's Office for Davidson County, Tennessee, and further described according to a survey dated June 28, 2013, as revised on July 12, 2013 and August 14, 2013, by R. Scot Cherry, T.R.L.S. No. 1512, as follows:

Beginning at a pk nail set in the southerly right-of-way line of State Street, 50 feet in width, at a corner common with the property of The 4-J, L.P., as of record in Deed Book 9359, Page 359, at the Register's Office for Davidson County, Tennessee said point being located at Northing: 664,747.45; Easting: 1,733,499.11; on the State Plane Coordinate Systems; also being located 100.07 feet from the intersection of the southerly right-of-way line of State Street and the easterly right-of-way line of 17th Avenue North;

Thence with the southerly right-of-way line of State Street, North 59 deg 16 min 44 sec East, 150.86 feet to an iron rod set, at a corner common with the property of Sandra A. Dismukes-Joyner, as of record in Instrument Number: 20050620-0069922, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of State Street, with the westerly property line of Sandra A. Dismukes-Joyner, South 03 deg 31 min 07 sec East, 169.81 feet to an existing pk nail in the northerly right-of-way line of Church Street Alley, 20 feet in width, at a corner common with the property of John A. Gupton College, as of record in Instrument Number: 20090827-0080750, at the Register's Office for Davidson County, Tennessee;

Thence with the northerly right-of-way line of Church Street Alley, South 59 deg 14 min 35 sec West, 150.00 feet to an iron rod set at a corner common with the property of David H. Smith, Et Al, as of record in Deed Book 5976, Page 544, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Church Street Alley, with the easterly property line of David H. Smith, Et Al, North 30 deg 48 min 31 sec West, 169.91 feet to the POINT OF BEGINNING. Containing 25,552 square feet or 0.587 acres more or less.

Being the same property conveyed to Frauvergnuegen, LLC, a Tennessee limited liability company, by quitclaim deed dated August 16, 2013 from The 4-J L.P., a Tennessee limited partnership, appearing as Instrument No. 20130819-0086862, Register's Office for Davidson County, Tennessee; and by Special Warranty Deed from The 4-J L.P., a Tennessee limited partnership, appearing as Instrument No. 20130819-0086861, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 21, page 39, Register's Office for Davidson County, Tennessee.
3. All matters on the survey of the subject property dated June 28, 2013, revised July 12, 2013 and August 14, 2013, prepared by R. Scot Cherry, T.R.L.S. No. 1512.

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 1st day of May, 2023

Robert L. Scruggs, Affiant 5/1/2023 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 1st day of May, 2023

Notary's Signature

My Commission Expires: 9.8.2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires