Karen Johnson Davidson County
Batch# 1004112 DEEDWARRSP
05/16/2023 04:06:30 PM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20230516-0036685

1st

SPECIAL WARRANTY DEED

FROM: SKC Jefferson Street, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Meharry Boulevard Partners, LLC

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Meharry Boulevard Partners, LLC 908 15th Avenue South Nashville, TN 37212	Same	09204000400 09204000300

STATE OF Alabama)
COUNTY OF Morgan)

The actual consideration or value related to this transfer is $600,000.

Affiant

Sworn to and subscribed before me, this 15 day of May, 2023.

Notary Public

My Commission Expires: 2/17/2026

NOTARY PUBLIC Suzanne Hennessy Expires 2/17/2026 MORGAN COUNTY ALABAMA STATE AT LARGE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SKC Jefferson Street, LLC**, a Tennessee limited liability company (hereinafter called the "Seller"), have bargained and sold, and by these presents do transfer and convey unto **Meharry Boulevard Partners, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 1506 and 1508 Meharry Boulevard, Nashville, Davidson County, Tennessee 37208.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 16 day of May, 2023.

SELLER: SKC Jefferson Street, LLC,
a Tennessee limited liability company

By: Sage Kinney Copeland
Sage Kinney Copeland, Member

STATE OF Alabama)
)
COUNTY OF Macon)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sage Kinney Copeland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of SKC Jefferson Street, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Member.

Witness my hand and seal at office in Decatur, this 15 day of May, 2023.

Notary Public

My Commission Expires: 2/17/2026

NOTARY PUBLIC Suzanne Hennessy Expires 2/17/2026 ALABAMA STATE AT LA

EXHIBIT A

PROPERTY DESCRIPTION

Tract 3 – Parcel 09204000400:

Land in Davidson County, Tennessee, being the Westerly 23 feet of Lot 216 and the Easterly 15 feet and 5 inches of Lot 217 of Harding's Second Addition to Nashville, of record in Book 21, page 58, Register's Office for Davidson County, Tennessee.

Said part of Lots fronts 40 feet and 5 inches on the North side of Meharry Blvd., formerly Harding Street, and runs back between parallel lines 170 feet to a 15 foot alley in the rear.

Tract 4 – Parcel 09204000300:

Land in Davidson County, Tennessee, being the East 30 feet 7 inches of the West 34 feet 7 inches of Lot No. 217 on the Map of Harding's 2nd Addition, of record in Book 21, Page 58, Register' s Office for Davidson County, Tennessee.

Said part of Lot fronts 30 feet 7 inches on the North side of Meharry Blvd., formerly Harding Street, and extends back between parallel lines, 170 feet to an alley.

Being a portion of the same property conveyed to SKC Jefferson Street, LLC by Special Warranty Deed of record in Instrument No. 20140919-0086401 Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023 and future taxes, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 21, Page 58, 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 5/15/2023 (date of document).

Affiant Signature

5/16/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of MAY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY