This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1005651 DEEDWARR
05/19/2023 02:41:12 PM 3 pgs
Fees: $18.00 Taxes: $13,875.00

20230519-0037894

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,750,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 19 day of May, 2023.

Notary Public

My commission expires: 11/6/24

LEAH HONEYCUTT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Magpar, LLC 5648 Franklin Pike Circle Brentwood, TN 37027	Same	093 15 0 124.00

THIS INDENTURE, made and entered into this **19th** day of **May, 2023**, by and between Jeffrey Lester for Cadence Bank, Trustee of **The McPherson Charitable Trust**, party of the first part, and **Magpar, LLC**, a Tennessee Limited Liability Company, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being parts of Lots Nos. 7, 8, 9, 10 and 11 on the Map of J. M. Irwin's Addition to Nashville, as of record in Book 17, page 615, Register's Office for Davidson County, Tennessee, and shown as part of Lot No. 7 on the Resubdivision of Property of the North Side of Lafayette between Old University Street

and Carroll Street, as of record in Plan Book 2663, page 32, Register's Office for said County, described according to a survey made by Southern Consultants, Inc., dated 25 May 1978, as follows, to wit;

BEGINNING at a point in the north margin of Lafayette Street, said point being the southwest corner of the Rock City Realty Company's property and the southeast corner of the property herein described; thence, with said Lafayette Street, North 67° 24' 30" West, 91.30 feet to a point, the beginning of a curve to the right; thence, with said curve, having a radius of 272.15 feet and a central angle of 23°, 48', a distance of 113.05 feet to a point in the south corner of the George W. Burkhalter Property; thence, leaving said Lafayette Street with Burkhalter's line, North 62° 11' 26" East, 158.36 feet to a point in the south margin of a 30-foot alley; thence, with said alley, South 29° 23' 35" East, 25.30 feet to a point; thence South 67° 24' 30" East 85.76 feet to a point in the northwest corner of the, Rock City Realty Company's Property; thence, leaving said alley with Rock City's line, South 65° 1' 26" West, 129.70 feet to the point of beginning, and containing 21,156 square feet or 0.49 acre, more or less.

Being the same property conveyed to WILLIAM H. McPHERSON by deed from, MICHAEL C. HUTTON and wife, SHARON MARIE HUTTON and EDWIN K. HOOVER, JR., ADMINISTRATOR OF THE ESTATE OF LEE EDWARD HOOVER, of record in Book 7284, page 888, dated June 30, 1987, said Register's Office.

WILLIAM H. MCPHERSON further conveyed said property by Quitclaim Deed to THE MCPHERSON CHARITABLE TRUST, of record as Instrument No. 20230516-0036670, dated May 16, 2023, said Register's Office.

This is improved property known as 10 Lafayette Street, Nashville, TN, 37211.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

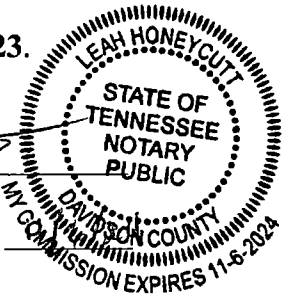
WITNESS the signature of the said party of the first part the day and year first above written.

Jeffrey Lester, Cadence Bank, Trustee
The McPherson Charitable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeffrey Lester of Cadence Bank, Trustee of The McPherson Charitable Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of **May, 2023.**



Notary Public
My commission expires: _____