Karen Johnson Davidson County
Batch# 1010327 DEEDWARRSP
06/02/2023 08:06:30 AM 6 pgs
Fees: $33.00 Taxes: $41,443.30
20230602-0041562

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bradley Arant Boult Cummings LLP (REL)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
712 Fourth LP c/o Promanas 6564 South State Road, Suite 400 Saline, MI 48176	093 150.01 800	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MICHAEL J. YARBROUGH, TRUSTEE, UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST DATED JUNE 16, 2016** (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **712 FOURTH LP**, a Tennessee limited partnership (the "**Grantee**"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property located at 712 4th Avenue South, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $11,200,893.00.

LISA FARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Yvonne Hall
Affiant

Subscribed and sworn to before me this 01 day of June, 2023.

Lisa Farris
Notary Public
My Commission Expires: 08-24-2024

4870-2712-9186.3

Grantor covenants with the Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 1st day of June, 2023.

GRANTOR:

MICHAEL J. YARBROUGH, TRUSTEE UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST DATED JUNE 16, 2016

By: _____
Michael J. Yarbrough, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael J. Yarbrough with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the Michael J. Yarbrough Revocable Trust dated June 16, 2016, the within named bargainor, a Tennessee trust and that he being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as such trustee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of June, 2023.

_____
Notary Public

My Commission Expires: _____

KAY M. TENPENNY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

[END OF SIGNATURES]

Exhibit A

Legal Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being the northerly 9-/12 feet of Lot No. 32 and the southerly 36-1/2 feet of Lot No. 33 on Campbell's Plan of South Nashville, Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 46 feet on the easterly side of Fourth Avenue South, formerly Cherry Street, and runs back between parallel lines, 138-1/2 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 32 on Jno. W. Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office.

Said part of Lot No. 32 fronts 50 feet on the easterly side of 4th Avenue South, formerly Cherry Street, and runs back between parallel lines, 138-1/2 feet to an alley.

TRACT 3:

Land in Davidson County, Tennessee, being the northerly 23-1/2 feet of Lot No. 33 and the southerly 52-1/2 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of said lots adjoin and front together 76 feet on the easterly side of 4th Avenue, South, formerly Cherry Street, and extend back between parallel lines 138-1/2 feet to an alley.

TRACT 4:

Land in Davidson County, Tennessee, being the southerly 26 feet of Lot No. 35 and the northerly 8 feet of Lot No. 34 on Campbell's Plan of South Nashville Lots, as shown on plat of record in Book U, pages 682 and 683 in the Register's Office of Davidson County, Tennessee.

Said parts of Lots 34 and 35 adjoin and front together 34 feet on the easterly side of Fourth Avenue and run back between parallel lines, 138-1/2 feet to an alley.

Being the same property conveyed to MIKE YARBROUGH by deed from SUNTRUST BANK, A GEORGIA STATE BANK, successor in interest of SUNTRUST BANK, NASHVILLE, N.A., of record in Instrument No. 20000216-0015472, Register's Office for Davidson County, Tennessee.

MIKE YARBROUGH further conveyed said property to MICHAEL J. YARBROUGH, TRUSTEE, UNDER THE MICHAEL J. YARBROUGH REVOCABLE TRUST, DATED JUNE 16, 2016, by Quitclaim Deed of record as Instrument No. 20160817-0085947, dated August 2, 2016, said Register's Office.

Exhibit B

Permitted Encumbrances

1. Real estate taxes and assessments for the year 2023, a lien not yet due and payable.
2. Agreement dated March 1, 2021, by and between Michael Yarbrough, as client, and Park Happy LLC, as manager.
3. Month to Month Ten Parking Spaces Leases Agreement, by and between Michael J. Yarbrough Revocable Trust, successor-in-interest to 712 Company, LLC, as Landlord, and Project Return, Inc., as Tenant.

Certificate of Authenticity

I, Lisa Farris, 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 June 1, 2023.

Date

Lisa Farris

Affiant Signature

June 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of June, 2023.

Notary's Signature

My Commission Expires: 10/20/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025