Karen Johnson Davidson County
Batch# 1013164 DEEDWARRSP
06/09/2023 11:10:19 AM 6 pgs
Fees: $33.00 Taxes: $14,615.00
20230609-0043990

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $3,950,000.00. M. Thomas Affiant Subscribed and sworn to before me, this 30th day of May, 2023. Heather A Derrick Notary Public My commission expires: 5·5·2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
114 Second Avenue South, LLC 4544 Harding Pike, Suite 210 Nashville, Tennessee 37205	Same	093-06-4-058.00

SPECIAL WARRANTY DEED

T&B LLC, a Tennessee limited liability company, and **TVKD LLC**, a Tennessee limited liability company (together, the "Grantor"), pursuant to Order Granting Motions to Enforce Global Settlement Agreement and Denying DuBois Parties' Motion to Alter or Amend Interlocutory

Order and For Permission to Sell Real Property entered in the Fifth Circuit Court for Davidson County, Tennessee, Case No. 16C-2731 Consolidated with Case No. 19C-2029, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do sell, transfer, and convey unto **114 SECOND AVENUE SOUTH, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and its assigns, effective as of the 30th day of May, 2023 (the "Effective Date"), that certain tract or parcel of land lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

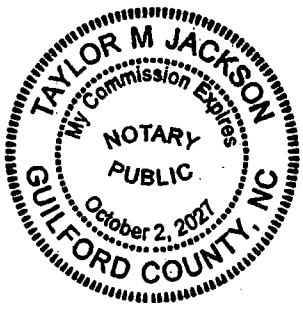
This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 114 Second Avenue South, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

Signature Pages Follow

WITNESS my hand effective as of the Effective Date.



GRANTOR:

T&B LLC,
a Tennessee limited liability company

By: _____
Name: Edward DuBois Jr.
Title: Vice President T and B llc

STATE OF NORTH CAROLINA)
COUNTY OF Guilford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward A. Dubois, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of May, 2023.

_____
Notary Public

My Commission Expires: October 2, 2027

WITNESS my hand effective as of the Effective Date.

GRANTOR:

TVKD LLC,
a Tennessee limited liability company

By: _____
Name: Tatiana Kifa DuBois
Title: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tatiana Kifa-DuBois, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25 day of May, 2023.

Joseph Raney
Notary Public

My Commission Expires: 3/9/27

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Upper Ferry Property, as of record in Book R, said Register's Office.

Beginning on the easterly margin of Second Avenue South, formerly Market Street, at the northwest corner of Lot owned by the estate of William Litterer, deceased; and running thence with the north line of Litterer lot, eastwardly 100 feet, more or less, to the westerly margin of an alley, northwardly 50 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, westwardly 100 feet to the easterly margin of said avenue; thence with the easterly margin of said avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to EDWARD A. DUBOIS and wife, REGINA A. DUBOIS, by deed from BOXWELL HAWKINS and CHARLES W. HAWKINS, of record in Book 6025, page 45, dated March 22, 1983, said Register's Office. EDWARD A. DUBOIS and wife, REGINA A. DUBOIS, pursuant to Final Decree, Docket No. 95D-2852 in the Fourth Circuit Court for Davidson County, Tennessee and of record in Quitclaim Deed in Book 10541, page 354, dated July 22, 1997, conveyed said property to REGINA A. DUBOIS a one-third (1/3) undivided interest and to EDWARD A. DUBOIS a two-thirds (2/3) undivided interest as tenants in common.

REGINA A. DUBOIS further conveyed her one-third (1/3) undivided interest to BRIGIT DUBOIS and EDWARD A. DUBOIS, JR., by Quitclaim Deed of record as Instrument No. 20080807-0081649, dated August 6, 2008, said Register's Office. BRIGIT DUBOIS and EDWARD A. DUBOIS, JR., further conveyed their one-third (1/3) undivided interest to T&B LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed of record as Instrument No. 20201001-0113132, dated April 6, 2019, said Register's Office.

EDWARD ANTHONY DEBOIS further conveyed his two-thirds (2/3) undivided interest to EDWARD ANTHONY DUBOIS and TATIANA KIFA DUBOIS as tenants by the entirety by Quitclaim Deed of record as Instrument No. 20161028-0114093, dated October 27, 2016, said Register's Office. EDWARD ANTHONY DUBOIS having since died on or about January 16, 2020, leaving TATIANA KIFA DUBOIS as surviving tenant by the entirety. TATIANA KIFA DUBOIS further conveyed her two-thirds (2/3) undivided interest to TVKD LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No. 20210212-0020215, dated February 2, 2021, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2023 and subsequent years.

2. Subject to the Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, as Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714 and 20130903-0092715, Register's Office for Davidson County, Tennessee