BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1014414 DEEDWARR
06/13/2023 09 39 12 AM 3 pgs
Fees $18 00 Taxes $3,700 00

20230613-0044897

This instrument prepared by:
Sims|Funk PLC
Attn: R. Mark Donnell, Jr.
3322 West End Avenue, Suite 200
Nashville, TN 37203

GENERAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Creative REI, LLC 4117 Hillsboro Pike, Ste 103-265 Nashville, TN 37215	Same	091 09 0 113.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, 5915 Robertson, LLC, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Creative REI, LLC, Grantee, that certain real estate located at 5915 Robertson Avenue, Nashville, Davidson County, Tennessee 37209, described as follows:

Land in Davidson County, Tennessee, being the East 80 feet of the North 180 feet of Lot No. 4 on the Map of T.M. Nall's Subdivision, of record in Plat Book 421, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said part of Lot 4 fronts 80 feet on the South side of Robertson Street, and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to 5915 ROBERTSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ROXIE CROWELL AND HUSBAND, JOHN CROWELL, of record in Instrument No. 20160418-0037267, dated April 15, 2016, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit A attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature and acknowledgement on following page(s).]

Witness our hand as of the 8th day of June, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

GRANTOR:

5915 ROBERTSON, LLC

By: Ricky Scott, II, Member
Name: Ricky Scott
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a notary public of the state and county aforementioned, personally appeared Ricky Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the authorized member authorized to execute the instrument of 5915 Robertson, LLC, the within named bargainor, a limited liability company, and that such person as such authorized member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as such authorized member.

Witness my hand and official seal, at office in Davidson County, Tennessee, this 8th day of June, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of June, 2023.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My commission expires:

EXHIBIT A

(Permitted Encumbrances)

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.

3. Matters shown on the Plan of record in Plat Book 421, page 63, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Instrument No. 20230313-0018183, said Register's Office.