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WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 1019479 DEEDWARR 06/27/2023 01 33 30 PM 2 pgs Fees. $13 00 Taxes $2,220.00 20230627-0048854	The actual consideration or value, whichever is greater, for this transfer is **$600,000.00**. Affiant Subscribed and sworn to before me, this the 27th day of June, 2023. Notary Public My commission expires: 7/6/2 (AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Wedge Fund, LLC	**"NEW OWNER"**	**119-14-0-368.00**
1354 Burton Valley Rd		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VulfPeck, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wedge Fund, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Subdivision 3010 Tuggle Avenue of record in Instrument No. 20201110-0132523, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vulfpeck, GP, a Tennessee general partnership by Special Warranty Deed dated June 3, 2022, from Mitchell D. Whitson, unmarried, of record in Instrument No. 20220610-0066556, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20201110-0132523, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The recorded plat of the property specifies that this subject property is a non-buildable site at the present time. Reference is made to the said plat for additional terms.**

3) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 4269, Page 212, said Register's Office for Davidson County, Tennessee.**

4) **Deed of conveyance for water main of record in Book 8377, Page 892, said Register's Office.**

5) **Lack of access to public right of ways and public utilities.**

6) **Subject to the flow of any creeks or streams over so much of the premises as lies therein.**

7) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is unimproved property, known as 0 Tuggle Ave, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever 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

Witness my/our hand(s) this 27th day of June, 2023.

VulfPeck, GP, a Tennessee general partnership

By: _____
Steven D. Emery, general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mike Boyd, a Notary Public of said County and State, personally appeared **Steven D. Emery**, 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 **General Partner** of **Vulfpeck, GP,** the within named bargainor, **a Tennessee general partnership**, and that he as such **General Partner**, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee general partnership** by himself as **General Partner.**

WITNESS my hand, at office, this **27th** day of **June, 2023.**

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: 5/9/2026