Karen Johnson Davidson County
Batch# 1022276 DEEDWARRSP
07/03/2023 12:11:30 PM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20230703-0050816

This Instrument Prepared By:

David M. Smythe
SMYTHE HUFF & MURPHY, PC
1222 16th Ave. South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Byline Property Owner, LLC 1140 Virginia Drive Fort Washington, PA 19034	Same	Tract 1: Parcel 082-05-0-134.00 Tract 2: Parcel 082-05-0-135.00 Tract 3: Parcel 082-05-0-138.00 Tract 4: Parcel 082-05-0-139.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,000,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

DAVID M. SMYTHE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-3-2025

FOR AND IN CONSIDERATION of the sum of Four Million ($4,000,000.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Roy Glenn Goodwin (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Byline Property Owner, LLC, a Delaware limited liability company (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A" attached hereto and made apart hereof.

This is unimproved property consisting of 1.628 acres, more or less, located on Second Avenue North and First Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, its successors and assigns forever and Grantor covenants that he is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2023 Davidson County taxes for the property which shall be pro-rated through the date of this conveyance;

2. All matters which would be disclosed by a survey of the property; and

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices which might be applicable to said property or which are listed as Exceptions in the Stewart Title Insurance Company Owner's policy of even date being issued to Grantee.

Grantor further covenants and binds himself, his heirs, executors, administrators and assigns to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to said Grantee, its successors and assigns against the lawful claims of a persons claiming by, through and under Grantor; and, Grantor covenants that neither he (nor anyone contracting with him) will use or occupy any part of Lot 94 (or any of the property conveyed) as a parking area or otherwise after the conveyance of the property to Grantee. Grantor hereby confirms that neither he (nor any successor or assign of Grantor) holds any right, title or interest to Lot 94.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing his name to be signed this 30th day of June, 2023.

By: Roy Glenn Goodwin
Roy Glenn Goodwin

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county, the within named bargainor, **Roy Glenn Goodwin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 2023.

DAVID M. SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

3-3-2025

EXHIBIT "A"

TRACT 1: Parcel 082-05-0-134.00

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the easterly margin of 2nd Avenue North, said point also being the northwest corner of the 8863, LLC property of record in Instrument No. 20011220-0140526, R.O.D.C., TN;

Thence, along said road, N 31° 55' 42" W, a distance of 40.00 feet to a point;

Thence, N 58° 11' 58" E, a distance of 174.80 feet to a point situated in the westerly margin of Alley No. 222;

Thence, along said alley, S 31° 55' 42" E, a distance of 40.00 feet to a point;

Thence, leaving said alley, S 58° 11' 58" W, a distance of 174.80 feet to the point of beginning and containing 6,991.983 square feet or 0.161 acres of land.

Also being the north 40 feet of Lot No. 93 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

TRACT 2: Parcel 082-05-0-135.00

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of Alley No. 222;

Thence, leaving said road, along said alley, S 31° 55' 42" E, a distance of 145.00 feet to a point;

Thence, leaving said alley, S 58° 11' 58" W, a distance of 156.41 feet to a point situated in the easterly margin of 2hd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 213.04 feet to the point of beginning and containing 11,339.455 square feet or 0.260 acres of land.

Also being part of Lot Nos. 94, 95, 96, & 97 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

Less and except any portion of the property embraced within the Metropolitan Government Greenway

TRACT 3: Parcel 082-05-0-138.00

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the southwesterly margin of 2nd Avenue North, said point also being the westerly margin of 1st Avenue North;

Thence, leaving said 2nd Avenue North, along the westerly margin of 1st Avenue North, S 31° 55' 42" E, a distance of 54.00 feet to a point;

Thence, along said road, S 58° 11' 58" W, a distance of 15.00 feet to a point;

Thence, along said road, S 13° 47' 28" E, a distance of 157.73 feet to a point;

Thence, leaving said road, S 58° 11' 58" W, a distance of 110.70 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31° 55' 42" W, a distance of 54.00 feet to a point situated in the southwesterly margin of 2nd Avenue North;

Thence, along said road, N 15° 18' 28" E, a distance of 220.39 feet to a point; .

Thence, along said road, N 58° 11' 58" E, a distance of 13.00 feet to the point of beginning and containing 17,591.656 square feet or 0.404 acres of land.

Also being part of Lot Nos. 101, 102, 103, & 104 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

TRACT 4: Parcel 082-05-0-139.00

Being a tract of land located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being more particularly described by metes and bounds as follows:

Beginning at a point situated in the westerly margin of 1St Avenue North, said point also being the northeast corner of the McRedmond Brothers, Inc. property of record in Book 39, Page 558, R.O.D.C., TN;

Thence, leaving said road, S 58° 11' 58" W, a distance of 174.80 feet to a point situated in the easterly margin of Alley No. 222;

Thence, along said alley, N 31° 55' 42" W, a distance of 200.00 feet to a point;

Thence, leaving said alley, N 58° 11' 58" E, a distance of 174.80 feet to a point situated in the westerly margin of 1st Avenue North;

Thence, along said road, S 31° 55' 42" E, a distance of 200.00 feet to the point of beginning and containing 34,959.913 square feet or 0.803 acres of land.

Also being Lot Nos. 105, 106, 107, & 108 on the plat of McGavock City Park of record in Book 57, Page 101 in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH those portions of Alley #222 as closed by Metro Ordinance No. BL2007-7, of record in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee, lying adjacent to and appurtenant to the aforementioned tracts of land.

Being part of the same property conveyed to Roy Glenn Goodwin by Warranty Deed dated 11/24/2015 from Teresa Rogers of record in Instrument 201512300131107, as corrected in Instrument 201903210025899, Register's Office for Davidson County, Tennessee.

INFORMATIONAL NOTE: The aforementioned Deed includes property commonly known as Lot No. 94 which is SPECIFICALLY EXCLUDED from this conveyance.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 July 3, 2023.

Affiant

Date: 7/3/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3 day of July, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY