Karen Johnson Davidson County
Batch# 1023694 DEEDWARR
07/07/2023 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00
20230707-0052089

SPECIAL WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-3-2026

File No.: COM-23-513-CFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Investor Group, LLC	New Owner	093-10-0-455.00
(NAME)	(NAME)	
513 3rd Avenue South Nashville, TN 37210	(same)	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, G & S Partners, G.P., a Tennessee general partnership, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Nashville Investor Group, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

This is improved property, known as 513 3rd Avenue South, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are 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 hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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.

Witness my hand this 3rd day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

G & S Partners, G.P., a Tennessee general partnership
Amy Lynn Wood Irrevocable Investment Services Trust, General Partner of G & S Partners, GP

By: _____, Trustee
Adam G. LaFevor, Trustee of Amy Lynn Wood Irrevocable Investment Services Trust

Adam Grant LaFevor Irrevocable Investment Services Trust, General Partner of G & S Partners, GP

By: _____, Trustee
Amy L. Wood, Trustee of Adam Grant LaFevor Irrevocable Investment Services Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam G. LaFevor, known to me (or proved to me on the basis of satisfactory evidence) to be the person described in, and who, upon oath, acknowledged himself/herself to be the Trustee of Amy Lynn Wood Irrevocable Investment Services Trust, General Partner of G & S Partners, GP, the within named bargainor, and that he/she, as such Trustee of the General Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3rd day of July, 2023.

_____
Notary Signature
My commission expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy L. Wood, known to me (or proved to me on the basis of satisfactory evidence) to be the person described in, and who, upon oath, acknowledged himself/herself to be the Trustee of Adam Grant LaFevor Irrevocable Investment Services Trust, General Partner of G & S Partners, GP, the within named bargainor, and that he/she, as such Trustee of the General Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 3rd day of July, 2023.

_____
Notary Signature
My commission expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the College Campus Plan of Lots, not of record, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, 219 feet 10 inches southerly from the southerly margin of Peabody Street; thence at right angles westerly 161 feet to the easterly line of Almond Street, formerly Hume Street; thence southerly with the easterly line of said Street 50 feet; thence easterly 161 feet to the westerly line of Third Avenue South; thence with the westerly line of said Avenue, northerly 50 feet to the beginning.

Subject property also being described as land in the City of Nashville, Davidson County, Tennessee, and being Parcel 455.00 as shown on Davidson County Property Map No. 93-10 and being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the "College Campus Plan of Lots," not of record and locally known as 513 3rd A venue South and being more particularly described as follows:

BEGINNING at a capped iron rod found marked "Delta Assoc." on the westerly line of Third Avenue South (formerly College Street), (50 foot Right-of-Way) at the southeasterly corner of Parcel 456.00 as shown on Map 93-10 and being the northeasterly corner of the herein described from which the southerly line of Peabody Street (40 foot Right-of Way) bears N 28° 12' 08" W, 219.83 feet:

Thence S 27° 12' 08" E, 50.00 feet along the westerly line of Third Avenue South to the northeasterly corner of Parcel 450.00, Map No. 93-10 and a 1/2" capped rebar set at the southeasterly comer of the herein described;

Thence leaving the westerly line of Third Avenue South along the northerly line of said Parcel 450.00, S 62° 26' 02" W passing its southwesterly corner at 151.73± feet in all 161.12 feet to the easterly Right-of-Way of Almond Street, (40 foot Right-of-Way, formerly Hume Street) and a 1/2" capped rebar set at the southwesterly corner of the herein described;

Thence along the easterly line of Almond Street (formerly Hume Street) N 27°12' 08" W, 50.00 feet to a capped iron rod found marked "Delta Assoc." at the southeasterly corner of said Parcel 456.00 and the northwesterly corner herein described;

Thence leaving said easterly line of Almond Street (formerly Hume Street) N 62° 26' 02" E, 161.12 feet along the southerly line of Parcel 456.00 to the Point of the Beginning and containing 8,056 square feet or 0.185 acres of land more or less, as calculated by the above courses and distances, as shown on survey by Patterson & Dewar Engineers, Inc., 1531 Hunt Club Blvd, Suite 200, Gallatin, TN 37066, dated May 14, 2015, map dated May 27, 2015, and revised on May 28, 2015 by Andrew B. Beck, Tennessee Registered Land Surveyor #1980, Drawing No. lOFI, Project No. 00.4368.00.

Being the same property conveyed to G & S Partners, G.P., a Tennessee general partnership, from Ritzen Brothers, LLC, a Tennessee limited liability company, by Quitclaim Deed dated May 29, 2015, recorded June 2, 2015, in Instrument No. 20150602-0051198, and by Special Warranty Deed dated May 29, 2015, recorded June 2, 2015, in Instrument No. 20150602-0051199, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 7, 2023 (date of document).

Affiant Signature

July 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023