Karen Johnson Davidson County
Batch# 1033435 DEEDWARRSP
08/02/2023 10:09:30 AM 7 pgs
Fees: $38.00 Taxes: $37,000.00
20230802-0059549

This instrument prepared by and after recording return to:

Chris Rubino, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
97 Wallace Studios, LLC 1012B West Grove Ave. Nashville, TN 37203	Same as New Owner	134-00-0-314.00

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 are hereby acknowledged, **SAI PARTNERSHIP**, a Tennessee general partnership hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **97 WALLACE STUDIOS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").
>
> This being improved property commonly known as: 97 Wallace Ave, Nashville, TN 37211.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of July, 2023.

GRANTOR:

SAI PARTNERSHIP,
a Tennessee general partnership

By: _____
Name: Amit Patel
Its: Managing Partner

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amit Patel, the Managing Partner of SAI Partnership, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Managing Partner executed the foregoing instrument for the purposes therein expressed and contained, by signing the name SAI Partnership, as such Managing Partner.

Witness my hand and official seal this 27th day of July, 2023.

My Commission Expires:

12-18-2023

_____
Notary Public

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF Tennessee

COUNTY OF Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $10,000,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 31 day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Final Plat for Dutt, LLC Property, Wallace Road of record in Plat at Instrument No. 20040514-0056701, in the Register's Office for Davidson County, Tennessee. Being more particularly described as follows:

BEGINNING at a point on the East right-of-way of Wallace Road, said point being North 02 degrees 50 minutes 12 seconds East, 142.32 feet from a 1/2 inch iron pin in the Southwest corner of lands now or formerly of Tristar Ventures, LLC.

THENCE along said right-of-way, North 02 degrees 50 minutes 12 seconds East, for a distance of 47.82 feet to a point on the shared boundary line of lands now or formerly of RIA, LLC;

THENCE along said boundary line the following four (4) courses;

(1) North 68 degrees 48 minutes 16 seconds East, for a distance of 118.68 feet;
(2) South 73 degrees 46 minutes 39 seconds East, for a distance of 285.03 feet;
(3) North 47 degrees 32 minutes 36 seconds East, for a distance of 200.38 feet;
(4) South 76 degrees 13 minutes 46 seconds East, for a distance of 68.64 feet;

THENCE South 30 degrees 09 minutes 53 seconds East, for a distance of 127.91 feet to point on the shared boundary line of lands now or formerly of Linbar Business Center Associates, LLC;

THENCE along said line South 48 degrees 24 minutes 40 seconds West, for a distance of 280.67 feet;

THENCE North 86 degrees 30 minutes 23 seconds West, for a distance of 157.10 feet;

THENCE North 87 degrees 09 minutes 16 seconds West, for a distance of 116.41 feet;

THENCE along the shared boundary lines of aforementioned lands belonging to Tristar Ventures, LLC the following three (3) courses;

(1) North 02 degrees 07 minutes 05 seconds East, for a distance of 132.81 feet;
(2) North 62 degrees 47 minutes 32 seconds West, for a distance of 87.79 feet;
(3) South 78 degrees 58 minutes 37 seconds West, for a distance of 111.36 feet to a point of the West right-of-way of Wallace Road, said point being the POINT OF BEGINNING and containing 2.398 Acres of land, more or less.

Being a portion of the same property conveyed to SAI Partnership, a Tennessee general partnership by Warranty Deed from Dutt, LLC, a Tennessee limited liability company of record in Instrument No. 20070731-0091003, Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 07, 2008.

202308020059549

Being the same property conveyed to SAI Partnership by Quitclaim Deed of Correction from Dutt, LLC of record in Instrument No. 20080407-0034937, Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 07, 2008.

202308020059549

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.
2. Easements, 25' Waterway Buffer, 30' Setback, meandering fenceline, possible rock wall encroachment, possible concrete wall encroachment, possible curb encroachment and possible parking encroachment shown on the Plan of record in Book 4675, page 431, Book 4675, page 97, and Instrument No. 20040514-0056701, Register's Office for Davidson County, Tennessee, and on ALTA/NSPS Land Title Survey prepared by Millman Surveying, Inc. d.b.a CBRE Land Surveying, MSI Project No. 56733, dated June 16, 2023.
3. Abstract of Lease in Instrument No. 20120920-0085388, Register's Office for Davidson County, Tennessee.
4. Notice of Lease in Instrument No. 20220601-0063409, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie G. Hayes, 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 7/27/2023.

Date

Affiant Signature

8/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)