Karen Johnson Davidson County
Batch# 1039989 DEEDWARRSP
08/18/2023 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20230818-0064661

THIS INSTRUMENT PREPARED BY: SCHULMAN, LEROY & BENNETT, P.C. 3310 West End Avenue, Suite 460 Nashville, TN 37203 615-244-6670	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00. Kathy Brannen Affiant Subscribed and sworn to before me, this 17th day of August, 2023. ASHLEY NORTON GOLD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 5-3-2027

Address New Owner: GR QOZB LLC 3100 West End Avenue, Suite 1020 Nashville, TN 37203	Send Tax Bills to: Same	Tax Information: Map/parcel 105-03-0-034.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Maxicab TN, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GR QOZB LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property known as **1123 3rd Avenue South, Nashville, Tennessee 37210.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B", Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 16 day of Aug, 2023.

GRANTOR

Maxicab TN, LLC

By: _____
Stephen W. Maxwell
Its: Manager/Authorized Representative

STATE OF Illinois)

COUNTY OF DuPage)

Before me, the undersigned, a Notary Public of said County and State, aforesaid personally appeared Stephen W. Maxwell, 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 Authorized Representative and Manager of Maxicab TN, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Authorized Representative and Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Representative and Manager.

Witness my hand and seal, at Office in aforesaid County and State, this 16th day of August, 2023.

_____
Notary Public

My commission expires: _____

PRITESH NAIK
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 16, 2025

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being the northerly 40 feet of the southerly 48 feet, 7 1/2 inches, of Lot No. 19 on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the westerly side of Third Avenue, South, and runs back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to MAXICAB TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM GARY FORKUM AND MELISSA R. FORKUM, of record as Instrument No. 20200324-0031683, dated March 20, 2020, said Register's Office.

EXHIBIT B
Permitted Exceptions

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

2. Subject to all matters shown on the Plan of W.W. Sullivan's Subdivision of record in Book 8, page 147 Register's Office for Davidson County, Tennessee.

3. Subject to rights of others in and to the common areas and/or elements.

4. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Certificate of Authenticity

I, Yvonne Hall, 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 08-17-2023.

Date

Yvonne Hall

Affiant Signature

08-18-2023

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 18 day of August, 2023.

Notary's Signature

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

My Commission Expires: 08-24-2024

Date

Notary's Seal (if on paper)