Address New Owner	Map-Parcel Number(s)	Send Tax Bills To
626 40th, LLC 4501 Nebraska Avenue Nashville, TN 37209	091-12-0-252.00	Same as New Owner
This instrument prepared by Rudy Title and Escrow, LLC, 608 Shelby Ave , Nashville, TN 37206		

Karen Johnson Davidson County
Batch# 1041960 DEEDWARRSP
08/23/2023 02 47 16 PM 2 pgs
Fees $13 00 Taxes $2,146 00
20230823-0066048

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **EMERAL INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CREAM CITY DEVELOPMENT,LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **626 40th, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property")

Tract I: Land in Davidson County, Tennessee, being Lot No. 9 on the plan of the Subdivision of Blocks 8, 11 and 15, Clifton Plan as of record in Book 421, Page 12, Register's Office for said county.

Said Lot No. 9 fronts 50 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue and runs back between parallel lines 150 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being part of Lot No. 10 on the Map of the Subdivision of Blocks Nos 8, 11 and 15, Clifton Plan, as of record in Book 421, Page 12, Register's Office for said county, described as follows:

Being at a point on the easterly margin of 40th Avenue North, at the southwest corner of Lot No. 9 on said plan, said point being 50 feet southerly from the southerly margin of New Clifton Road, thence with the line between said Lots No. 9 and 10, easterly 150 feet to the westerly margin of an alley, thence with the same southerly 3 feet to a point; thence westerly 150 feet and parallel with the line between Lots Nos. 9 and 10, to the easterly margin of said 40th Avenue North, thence with the easterly margin of said 40th Avenue North, northerly 3 feet to the beginning

Being the same property conveyed to 2516 Music Valley GP, a Tennessee General Partnership by Warranty deed from Lodgings, Incorporated of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions")

PERMITTED EXCEPTIONS

1) Taxes for the year 2023, a lien, not yet due and payable

2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Subdivision of Blocks 8, 11, and 15, Clifton Plan, as recorded in Plat Book 421, Page 12

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$680,000.00**

_____
Affiant

Subscribed and sworn to before me this 15 day of August, 2023

_____
Notary Public
My Commission Expires _____

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Being the same property conveyed to Emerald Investments, LLC, a Tennessee limited liability company and Cream City Development LLC, a Tennessee limited liability company, by Warranty Deed from Bharat Gandhi, single, of record in Instrument No 20211230-0171713, in the Register's Office for Davidson County, Tennessee

This is improved property located at **626 40th Avenue N., Nashville, TN 37209**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 18th day of August, 2023

Cream City Development, LLC

BY: _____
John Gleaves, Authorized Agent

Emerald Investments, LLC

BY: _____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CREAM CITY DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18th of August, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of EMERALD INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 18th of August, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025