Karen Johnson Davidson County
Batch# 1051844 DEEDWARR
09/19/2023 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $15,332.80
20230919-0073737

FROM: **WILLIAM Q. ACREE**
TO: **MJM REAL ESTATE INVESTMENTS, LLC**

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
MJM Real Estate Investments, LLC 4427 Sheppard Place Nashville, Tennessee 37205	(same)	Map 092-11-0 Parcel 282.00

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO: J. Steven Kirkham, Esq., Holland & Knight LLP, 511 Union Street, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Shelby)

The actual consideration or value, whichever is greater, for this transfer is Four Million One Hundred Forty-Four Thousand and No/100 Dollars ($4,144,000.00).

Affiant

Subscribed and sworn to before me this the 1st day of September, 2023.

Notary Public

My Comm. Expires: 8/3/2025

TRACEY WARREN NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Commission Expires 08-03-2025

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **WILLIAM Q. ACREE**, an individual, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **MJM REAL ESTATE INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY TENNESSEE BEING LOTS 137, 138 & 139, BLOCK NO. 10 OF THE PLAN OF MURPHY LAND COMPANY'S DIVISION "B" AS RECORDED IN THE REGISTER'S OFFICE OF SAID DAVIDSON COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION BASED ON GRID BEARINGS AND DISTANCES DERIVED FROM THE STATE PLANE COORDINATE SYSTEM FOR TENNESSEE, NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, TO WIT: BEGIN AT A NAIL FOUND AT THE NORTHWEST CORNER OF LOT 137, BLOCK NO. 10 OF SAID PLAN OF MURPHY LAND

COMPANY'S, DIVISION "B" AND BEING ON THE EASTERLY RIGHT OF WAY OF 22ND AVENUE NORTH (FORMERLY FELDER AVENUE); THENCE ALONG THE NORTH BOUNDARY THEREOF N 59°27'02" E FOR A DISTANCE OF 166.75 FEET TO A CAPPED REBAR SET WITH CAP NO. 2082 (HEREINAFTER CRS) TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST BOUNDARIES OF SAID LOTS 137, 138 AND 139 S 30°56'03" E FOR A DISTANCE OF 150.00 FEET TO A CRS AT THE SOUTHEAST CORNER OF SAID LOT 139; THENCE ALONG THE SOUTH BOUNDARY THEREOF, S 59°15'45" W FOR A DISTANCE OF 167.58 FEET TO A CRS AT THE SOUTHWEST CORNER OF SAID LOT 139 AND THE AFORESAID EASTERLY RIGHT OF WAY OF SAID 22ND AVENUE; THENCE WITH SAID RIGHT OF WAY N 30'36'59" W FOR A DISTANCE OF 150.55 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 12,227 SQUARE FEET OR 0.281 ACRES.

AND PREVIOUSLY DESCRIBED AS:

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT 1:

BEING LOT NOS. 137 AND 138 ON THE PLAN OF MURPHY LAND COMPANY'S PROPERTY, BLOCK NO. 10, DIVISION "B", OF RECORD IN BOOK 161, PAGE 126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PLAN SHOWS SAID PROPERTY SUBDIVIDED INTO BLOCKS, BUT DOES NOT SHOW THE BLOCKS SUBDIVIDED INTO SMALL LOTS. ACCORDING TO A PRINTED COPY OF AN UNREGISTERED PLAN SUBDIVIDING BLOCKS INTO LOTS, SAID LOT NOS. 137 AND 138 FRONT TOGETHER 100 FEET ON THE EASTERLY MARGIN OF 22ND AVENUE NORTH, FORMERLY FELDER AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

TRACT 2:

BEING LOT NO. 139 ON THE PLAN OF MURPHY LAND COMPANY'S PROPERTY, A PART OF BLOCK NO. 10, DIVISION "B", OF RECORD IN BOOK 161, PAGE 126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERN MARGIN OF 22ND AVENUE NORTH, FORMERLY FELDER AVENUE, 205 FEET NORTH OF THE NORTHEAST CORNER OF 22ND AVENUE NORTH AND MURPHY AVENUE; THENCE EASTERLY 168 FEET PARALLEL WITH MURPHY AVENUE TO AN ALLEY; THENCE, NORTHWARDLY 50 FEET ALONG SAID ALLEY; THENCE, WESTERLY 168 FEET PARALLEL WITH MURPHY AVENUE, TO THE EASTERN MARGIN OF 22ND AVENUE NORTH; THENCE, SOUTHWARDLY 50 FEET ALONG SAID AVENUE TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM Q. "BILL" ACREE, BY DEED FROM WILLIAM Q. "BILL" ACREE, SUCCESSOR TRUSTEE OF THE MAURICE MASON ACREE, JR. REVOCABLE TRUST, AS AMENDED, DATED APRIL 19, 2002, OF RECORD IN INSTRUMENT NO. 202107200097045, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is transferred subject to the following: (i) real estate taxes and assessments for the year 2023 and subsequent years, not yet due and payable; and (ii) all matters shown by that certain ALTA/NSPS survey of the property herein conveyed dated September 5, 2023, prepared by Jeffrey N. Lucas, RLS No. 2082, of ESP Associates AL, Inc.

This is improved property commonly known as 342 22nd Avenue North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed this 14th day of September, 2023.

GRANTOR:

Printed Name: William Q. Acree

STATE OF Tennessee)

COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM Q. ACREE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Memphis, Shelby County, Tennessee, this 14th day of September, 2023.

Notary Public

My Commission Expires: 8/3/2025

TRACEY WARREN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 08-03-2025

Tennessee Certification of Electronic Document

I, Luci Goggins, 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 September 14, 2023 (date of document).

Affiant Signature

September 14, 2023
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 14th day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2.15.2026

NOTARY'S SEAL

SARAH CRINER
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 620214
Expires February 15, 2026