Karen Johnson Davidson County
Batch# 1056044 DEEDWARRSP
10/02/2023 09:45:30 AM 5 pgs
Fees: $28.00 Taxes: $14,800.00
20231002-0076986

This Instrument Prepared By and When Recorded Return To: Josiah Reid Buchalter, a Professional Corporation 15279 N. Scottsdale Road, Suite 400 Scottsdale, AZ 85254-2659	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $4,000,000.00. Affiant Subscribed and sworn to before me this 29th day of September, 2023. Notary Public My commission expires:

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
1806-1808 Division Street, LLC 615 3rd Avenue, Suite 500 Nashville, TN 37210	Same	Parcel ID#: 09216021900 Parcel ID#: 09216022000

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SOUNDS PERFECT, LLC**, a Tennessee limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **1806-1808 DIVISION STREET, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land. The above-referenced land is improved property located at 1806 and 1808 Division Street, Nashville, Davidson County, Tennessee. The foregoing is referred to herein

together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the liens of taxes and assessments not yet due and payable and easements, covenants and restrictions of public record.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 28 day of September, 2023.

GRANTOR:

SOUNDS PERFECT, LLC,
a Tennessee limited liability company

By: William Austin
Name: WILLIAM AUSTIN
Its: MANAGING MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, William Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is authorized to execute this instrument.

WITNESS my hand and office, this 28 day of Sept, 2023.

Elizabeth Pachciarz
Notary Public

ELIZABETH PACHCIARZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 1-31-24

EXHIBIT A

LEGAL DESCRIPTION

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 143 ON THE PLAN OF THE BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF DIVISION STREET, AT AN IRON PIN AT THE COMMON CORNER OF LOTS 142 AND 143; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 133.67 FEET TO THE SOUTHEAST CORNER OF THE LOT CONVEYED TO P.L. HOYT, BY DEED FROM W. W. DILLON, ET.AL., OF RECORD IN BOOK 298, PAGE 41, SAID REGISTER'S OFFICE; THENCE WESTWARDLY WITH THE SOUTHERLY LINE OF SAID HOYTE LOT, 65 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF A LOT CONVEYED TO JERE BAXTER, BY DEED FROM W. W. DILLON AND WIFE, OF RECORD IN BOOK 313, PAGE 165, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY LINE OF SAID BAXTER LOT, SOUTHWARDLY 133.67 FEET TO A POINT AT AN ARROW CUT IN CONCRETE SIDEWALK, IN THE NORTHERLY MARGIN OF DIVISION STREET; THENCE EASTWARDLY, ALONG THE NORTHERLY MARGIN OF DIVISION STREET, 64.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SOUNDS PERFECT, LLC, BY DEED FROM ESPRIT SOUND, INC., OF RECORD IN INSTRUMENT NO. 200707310090990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT NO. 143 IN BOYD'S HOME TRACT, OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT NO. 143 BEGINS IN THE NORTHERLY MARGIN OF DIVISION STREET, FORMERLY MCTYEIRE STREET, AT A POINT 64.7 FEET WESTWARDLY FROM THE SOUTHEAST CORNER OF SAID LOT NO. 143; THENCE RUNNING WITH THE NORTH MARGIN OF SAID DIVISION STREET WESTWARDLY 44 FEET TO A POINT; THENCE NORTHERLY 133 FEET 8 INCHES MORE OR LESS, TO THE LINE OF A FENCE IN THE REAR OF SAID LOT; THENCE EASTWARDLY WITH SAID FENCE LINE 41 FEET TO A POINT; THENCE SOUTHWARDLY AND ON A FENCE LINE 133 FEET 8 INCHES, MORE OR LESS, TO THE POINT OF BEGINNING ON DIVISION STREET.

BEING THE SAME PROPERTY CONVEYED TO SOUNDS PERFECT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM RICK C. GILES AND PATRICIA L. GILES, AS TENANTS IN COMMON, OF RECORD IN INSTRUMENT NO. 200708010091561, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/28/2023

Bainbridge Dillion
Affiant Signature

Date: 10/2/2023

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 10/02/2023

Notary's Seal

