SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056238 DEEDWARRSP
10/02/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20231002-0077305

File No.: COM-23-48

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/27
(AFFIX SEAL)

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JUNE 26, 20

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
48 Lindsley Avenue, LLC	NEW OWNER	093-11-0-217.00
(NAME)	(NAME)	
22 Middleton Street Nashville, TN 37210	SAME	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jolly Management, Inc. f/k/a Graffiti Indoor Advertising, Inc., a Tennessee Corporation, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, 48 Lindsley Avenue, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lots 1 and 2 on the plan of the Subdivision of Lots 32, 33 and 34 of the University of Nashville, as of record in Minute Book "G", Page 440, Chancery Court for said County.

Said part of Lots 1 and 2 fronts 40 feet each on the easterly side of Academy Place (formerly Asylum Street) and extends back between parallel lines measuring 114* feet, more or less, to a line in the rear, parallel to the westerly side of Academy Place and with the northerly margin of Lindsley Avenue.
*(erroneously stated as 141 feet in prior deeds of record)

Being the same property conveyed to Hugh W. Jolly from Gerald D. Free, by Warranty Deed dated May 6, 1999, recorded May 10, 1999, in Book 11471, Page 742, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Graffiti Indoor Advertising, Inc., from Hugh W. Jolly, by Quitclaim Deed dated May 7, 1999, recorded May 10, 1999, in Book 11471, Page 753, in the Register's Office of Davidson County, Tennessee. Graffiti Indoor Advertising, Inc., later became Jolly Management Inc. by name change filed in the Office of the Secretary of State of Tennessee on September 26, 2022.

This is improved property, known as 48 Lindsley Avenue, Nashville, TN 37210 (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances identified as follows:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plan of SUBDIVISION OF LOTS 32, 33 AND 34 OF THE UNIVERSITY OF NASHVILLE, as recorded in Minute Book "G", Page 440, in the Chancery Court for Davidson County, Tennessee.
2. Subject to all matters from survey entitled "ALTA/NSPS Land Title Survey Graffiti Indoor Advertising, Inc." prepared by Phillip G. Chapman, TN RLS# 2007 of Huddleston-Steele Engineering, Inc., dated 06/05/2023 and last revised on 07/12/2023.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property and not shown by or recorded in the public records.
4. Easements, liens, or encumbrances or claims thereof, unknown to Grantor, not shown or recorded in the public records.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the Property to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

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

Witness my hand this 2nd day of October, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jolly Management, Inc., a Tennessee Corporation

By: _____
Hugh Jolly, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Hugh Jolly, President of Jolly Management, Inc. f/k/a Graffiti Indoor Advertising, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Jolly Management, Inc., the within named bargainor, a Corporation, and that such Hugh Jolly, as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville TN, this 2nd day of October, 2023.

_____
Notary Signature
Printed Name: Adam LaFever

My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lilly Turman, 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 October 2, 2023.

Affiant Signature

10/2/2023
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 4/24/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

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