Karen Johnson Davidson County
Batch# 1057823 DEEDWARRSP
10/04/2023 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $3,483.55
20231004-0078270

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36730-1B Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Lately Project, LLC 1321 3rd Ave. N., Nashville, TN 37208	New Owner	08209020100

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees of The Stewart Family Revocable Trust dated September 23rd, 2021** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Lately Project LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being all of the same property conveyed to Robert L. Stewart and wife, Sarita M. Stewart by Warranty Deed dated July 2, 2018, from Pizzaro, LLC, a California limited liability company, of record in Instrument No. 20180709-0065706 and further conveyed to Robert Lee Stewart and Sarita Martin Stewart, Co-Trustees of The Stewart Family Revocable Trust dated September 23rd, 2021, by Quitclaim Deed dated September 23, 2021, from Robert L. Stewart and wife, Sarita M. Stewart of record in Instrument No. 20211004-0133383, Register's Office for Davidson County, Tennessee.
>
> Robert L. Stewart being one and the same person as Robert Lee Stewart. Sarita M. Stewart being one and the same person as Sarita Martin Stewart.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29 day of September, 2023.

Robert Lee Stewart, Co-Trustee of The Stewart Family Revocable Trust dated September 23rd, 2021

Sarita Martin Stewart, Co-Trustee of The Stewart Family Revocable Trust dated September 23rd, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert Lee Stewart and Sarita Martin Stewart, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Stewart Family Revocable Trust dated September 23rd, 2021, and are authorized by the trust document to execute this instrument on its behalf.

WITNESS my hand, at office this 29 day of September, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $941,500.00.

Affiant

Subscribed and sworn to before me this 29 day of September, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 17 on the Map of D.T. McGavock's Plan, of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a PK nail set on the westerly right-of-way line of 3rd Avenue North at a corner common with JEP Germantown, LLC & SP, as of record in Deed Instrument No. 20170801-0077709, at said Register's Office;

Thence, leaving the westerly right-of-way line of 3rd Avenue North with the northerly property line of JEP Germantown, LLC & SP, South 63 degrees 15 minutes 58 seconds West, 177.88 feet to an iron rod set on the easterly right-of-way line of Alley No. 201;

Thence, with the easterly right-of-way line of Alley No. 201, North 27 degrees 21 minutes 16 seconds West, 45.00 feet to an existing iron rod at a corner common with Jason L. Boylan, as of record in Deed Instrument No. 20130930-0102231, at said Register's Office.

Thence, leaving the easterly right-of-way line of Alley No. 201 with the southerly property line of Jason L. Boylan, North 63 degrees 15 minutes 58 seconds East, 177.88 feet to a PK nail set on the westerly right-of-way line of 3rd Avenue North;

Thence, with the westerly right-of-way line of 3rd Avenue North, South 27 degrees 21 minutes 16 seconds East, 45.00 feet to the POINT OF BEGINNING, containing 8,005 square feet (0.18 acres more of less).

As described according to a survey prepared by Michael H. Charette, RLS No. 2048, Cherry Land Surveying, Inc., Job No. 18021, dated February 12, 2018.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 08209020100. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Book 10, Page 606, Register's Office for Davidson County, Tennessee.

4. Restrictive and Protective Covenants running with the lands of The Metropolitan Development and Housing Agency in The Phillips-Jackson Street Redevelopment District, of record in Book 9183, Page 130; Book 11625, Page 280; Instrument No. 20020425-0051069; Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, said Register's Office.

I, John Cook, do hereby make oath that I am a licensed attorney and 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 29, 2023.

John Cook
Date: September 29, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29h day of September, 2023.

YVONNE A. SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25