WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $666,395 92

Darryl T Bell Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 03/16/2026

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1059055 DEEDWARR
10/09/2023 02 48 58 PM 2 pgs
Fees $13 00 Taxes $2,465.66
20231009-0079368

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Darryl Troy Bell, Jr. and Samantha L. Stewart	**Studio Bank**	
(NAME)	(NAME)	**133-02-0-387 00**
189 Antioch Pike	**124 12th Ave S, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **189-203 ANTIOCH PIKE, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARRYL TROY BELL, JR. AND SAMANTHA L. STEWART, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit

Being part of Lot No 2, as shown on the Plat of Wright Subdivision of record in Plat Book 6050, Page 65, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof

Being a portion of the same property conveyed to 189-203 Antioch Pike, GP a Tennessee general partnership by Warranty Deed from Music City Holdings, LLC a Texas limited liability company of record in Instrument No 20210917-0125557 Register's Office for Davidson County, Tennessee, dated September 15, 2021 and recorded on September 17, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- All matters shown on the Plan of record in Plat Book 6050, Page 65, Register's Office for Davidson County, Tennessee
- Declaration of Restriction and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230524-0039100, in the Register's Office for Davidson County, Tennessee
- Declaration of Restriction and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20230524-0039120, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right of Way of record in Instrument Number 2022061-0069194, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **189 Antioch Pike, Nashville, Tennessee 37211**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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

Witness my/our hand(s) this the 6th DAY OF OCTOBER, 2023

189-203 Antioch Pike, GP

BY _____
Jeff Gaw
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for 189-203 ANTIOCH PIKE, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of 189-203 ANTIOCH PIKE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212