Karen Johnson Davidson County
Batch# 1059935 DEEDWARR
10/12/2023 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20231012-0079909

**WARRANTY DEED**

STATE OF TN
COUNTY OF Cheatham

The actual consideration or value, whichever is greater for this transfer, is $1,300,000.00.

APPIANT

Subscribed and sworn to me on October 10, 2023.

NOTARY PUBLIC

My commission expires: _____

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC, LLC
1212 East Broward Boulevard, Suite 202
Fort Lauderdale, FL 33301
File Number: 2023-809

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: If left blank please use the address of the new owner. | MAP & PARCEL: |
|---|---|---|
| **SB Industrial Partners, LLC** | **NEW OWNER** | 093 06 4E 086.00 |
| 2720 S. La Cienega Blvd | | |
| Los Angeles, CA 90034 | | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Marlin Metters and Brenda Metters, husband and wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**SB Industrial Partners LLC, a Delaware Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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 County, State of Tennessee, Described as follows, to-wit:

Unit 2504 of the 160 Second Avenue Private Residences Condominium, together with an undivided 0.345 percentage interest in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing the 160 Second Avenue Private Residences Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171494, and Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047381, and First Amendment to Amended and Restated Declaration establishing 160 Second Avenue Private Residences Condominium dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-0060949, and in accordance with and subject to the terms, conditions, covenants, restrictions, easements, agreements or any other provisions of the Declaration establishing 151 First Avenue Master Condominium dated December 22, 2021 and recorded in the Register's Office of Davidson County, Tennessee on December 29, 2021 in Instrument No. 20211229-0171493, and Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated April 21, 2022 and recorded in the Register's Office of Davidson County, Tennessee on April 25, 2022 in Instrument No. 20220425-0047380, and First Amendment to Amended and Restated Declaration establishing 151 First Avenue Master Condominium, dated May 24, 2022 and recorded in the Register's Office of Davidson County, Tennessee on May 25, 2022 in Instrument No. 20220525-

0060948, each as same may now or hereafter be lawfully amended.

Being part of same property conveyed to Marlin Metters and Brenda Metters by Warranty Deed dated August 30, 2022, and recorded October 11, 2022, from 151 Nashville Project LP, a Delaware Limited Partnership, of Record in Instrument Number 202210110111571, in the Register's Office of Davidson County, Tennessee.

Property Address: 160 2nd Avenue South, Unit 2054, Nashville, TN 37201

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS;

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER`S OFFICE FOR DAVIDSON, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on this 5th day of October, 2023.

Marlin Metters

Marlin Metters

Brenda Metters

Brenda Metters

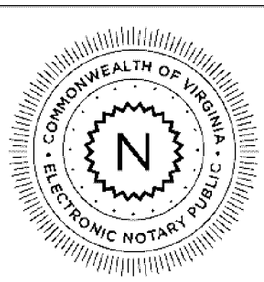
STATE OF Virginia
COUNTY OF City of Alexandria

On this 5th day of October, 2023, before me remotely appeared Marlin Metters and Brenda Metters, via audio-video communication, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2023.

Mohamud Aden 7898118

Notary Signature Electronic Notary Public
My commission expires: 03/31/2026




Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized online using audio-video communication

**Tennessee Certification of Electronic Document**

I, Damien T Baldwin, 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 5, 2023.

Affiant Signature

Date: October 5, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this October 5, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

