Karen Johnson Davidson County
Batch# 1064554 DEEDWARRSP
10/24/2023 03:43:30 PM 7 pgs
Fees: $38.00 Taxes: $4,440.00
20231024-0083393

This Instrument Prepared By:

Husch Blackwell, LLP
1900 N. Pearl Street, Suite 1800
Dallas, Texas 75201
Attn: Samantha Gugliuzza

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To:*
East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell	East Iris – Columbine, LLC 2100 Ross Avenue, Suite 895 Dallas, Texas 75201 Attention: Joe Kidwell
Map & Parcel No.: 118-07-0-186.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **DC Investment Properties, LLC**, a Tennessee limited liablity company, and **Music City Investment Properties, LLC**, a Tennessee limited liablity company (collectively, the "**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **East Iris – Columbine, LLC**, a Delaware limited liability company ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibit A, attached hereto and made a part hereof (the "**Land**"), together with all related rights and appurtenances to the extent pertaining to the Land, including all easements and other appurtenant property rights (collectively, the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, consisting of two tracts, one tract containing 0.18 acres and the other tract containing 0.20 acres, located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property 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 Land in fee simple and that it has good right to sell and convey the Property.

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 (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of October, 2023.

DC Investment Properties, LLC, a Tennessee limited liability company

By: Benjamin del Carmen
Name: Benjamin del Carmen
Title: Member

THE STATE OF Maryland §
§
COUNTY OF Baltimore §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Benjamin del Carmen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of DC Investment Properties, LLC, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Benjamin del Carmen this 18th day of October, 2023.

[seal of notary]

Dominic Dangerfield II
NOTARY PUBLIC in and for the State of Maryland

DOMINIC S DANGERFIELD II
Notary Public - State of Maryland
Baltimore County
My Commission Expires Aug 23, 2027

Music City Investment Properties, LLC, a Tennessee limited liability company

By: _____
Name: John Rula
Title: Member

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Rula with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Music City Investment Properties, LLC, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Member.

WITNESS my hand and official seal at Nashville, TN, this 18th day of October, 2023.

[seal of notary]

_____
NOTARY PUBLIC in and for the State of Tennessee

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

East Iris – Columbine, LLC,
a Delaware limited liability company

By: _____
Jay Soni, Authorized Signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California §
County of Orange §

On October 16, 2023 before me, Valerie Kilgore, Notary Public,
personally appeared Jay Soni, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VALERIE KILGORE
Notary Public - California
Orange County
Commission # 2365127
My Comm. Expires Jul 11, 2025

Signature _____
Signature of Notary Public

Place Notary Seal Above

HB: 4880-8394-0451.3

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 20 of Block "E" on the Plan of Berry Hill Estates of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to DC Investment Properties, LLC as to a fifty percent (50%) undivided interest and Music City Investment Properties, LLC as to a fifty percent (50%) undivided interest by Warranty Deed from Chelia Steelman of record in Instrument No. 20061122-0144911 Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 22, 2006.

Exhibit B

Permitted Title Exceptions

1. Taxes for the year of 2023, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4614, Page 679 in the aforesaid Register's Office Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

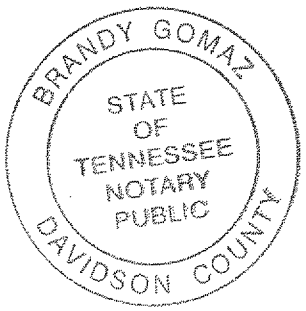
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 19, 2023 (date of document).

Affiant Signature

10/24/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of October, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25