Karen Johnson Davidson County
Batch# 1066997 DEEDWARRSP
11/01/2023 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $11,100.00
20231101-0085347

THIS INSTRUMENT WAS PREPARED BY: **Talbott P. Ottinger** **Ottinger Law Group, PLLC** **2001 Warfield Drive, Suite 201** **Nashville, TN 37215**	State of Tennessee) County of Davidson) The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00. Affiant Subscribed and sworn to before me this 31st day of October, 2023. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Ervin Investments, LLC 3828 Abigail Drive Theodore, AL 36582	Same as New Owner	092-08-0-A-080.00 CO

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bailey Holding Group, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sol, and does hereby transfer and convey to Ervin Investments, LLC, an Alabama limited liability company ("Grantee"), Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on *Exhibit A* attached hereto and incorporated herein by reference (collectively, the "Property").

This is improved property known as **1704 Charlotte Avenue, Suite 110, Nashville, TN 37203**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simply, has good right to convey it, and the same is unencumbered except as set forth on *Exhibit B*, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Signatures on Following Page(s).*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of 31st day of October, 2023.

GRANTOR:

Bailey Holding Group, LLC,
a Tennessee limited liability company

By: _____
Michael S. Bailey
Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Michael S. Bailey**, the within named bargainor 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 Authorized Representative of Bailey Holding Group, LLC, a Tennessee limited liability company, and that as such Authorized Representative acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 03-09-2027 (seal)

EMILY M. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A
Legal Description of Property

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

LAND in Davidson County, Tennessee being Unit No. 8, on the Plan of Midtown Millworks, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of Midtown Millworks and By-Laws of Midtown Mill works Owners' Association, Inc., of record in Instrument No. 20080227-0019448, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth on Exhibit "B" of said Master Deed, to which exhibit is made for a complete identification and description of said unit.

Being the same property conveyed to Bailey Holding Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Midtown Millworks, GP, a Tennessee General Partnership of record in Instrument No. 200803030020664, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
2. All matters shown on plat(s) of record in Plat Book 21, Page 136, in the Register's Office of Davidson County, Tennessee.
3. Master Deed of MidTown Millworks of record in Instrument No. 200802270019448; as amended by Supplement and Amendment to the Master Deed of Midtown Millworks of record in Instrument No. 200803170026706; as further amended by Supplement and Amendment No. 2 to the Master Deed of the Midtown Millworks and By-Laws of the Midtown Millworks Owners' Association, Inc. of record in Instrument No. 200803310031895; as further amended by Supplement and Amendment to the Master Deed of Midtown Millworks of record in Instrument No. 200805220052624; as further amended by Supplement and Amendment to the Master Deed of Midtown Millworks of record in Instrument No. 200809100092766, in the Register's Office of Davidson County, Tennessee.
4. All matters contained in Deed of record in Book 4673, Page 694, in the Register's Office of Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 200804280043130, in the Register's Office of Davidson County, Tennessee.
6. Charter for MidTown Millworks Owners' Association, Inc. of record in Instrument No. 200802270019447, in the Register's Office of Davidson County, Tennessee.
7. Rights of parties in possession not shown by the Public Records.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 10/31/2023

Bainbridge Dillion
Affiant Signature

Date: 1/1/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of November, 2023.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 1/1/2023

Notary's Seal

