THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bradley Arant Boult Cummings LLP (REL)
1600 Division Street, Suite 700
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1071249 DEEDWARRSP
11/14/2023 09:49:30 AM 6 pgs
Fees: $33.00 Taxes: $2,008.51
20231114-0088617

| ADDRESS NEW OWNER: | MAP/PARCEL | SEND TAX BILLS TO: |
|---|---|---|
| 1514 4th Avenue South Partners, LLC<br>700 12th Avenue South<br>Nashville, TN 37203 | Parcel Id No. 105 08 0 235.00 | Same as New Owner |

## SPECIAL WARRANTY DEED

**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, **Irene C. Parks**, an individual resident of the State of Tennessee (the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey to **1514 4th Avenue South Partners, LLC**, a Tennessee limited liability company (the "**Grantee**"), together with Grantee's successors and assigns, certain land in located at Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those permitted encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "**Permitted Encumbrances**").

This is improved property located at 1516 4th Avenue South, Nashville, Davidson County, Tennessee 37210.0

**TO HAVE AND TO HOLD** the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $542,840.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2023.

Notary Public
My Commission Expires: 7/21/2026

DOLORES HUFF ROE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

4884-6113-2926.1

Grantor covenants with the Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the Property is free from all encumbrances made or suffered by Grantor, except as set forth on Exhibit B.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise, and except as set forth on Exhibit B hereto.

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

**IN WITNESS WHEREOF**, the Grantor has executed this Special Warranty Deed this 19th day of September, 2023.

**GRANTOR:**

Irene C. Parks
Irene C. Parks

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Irene C. Parks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the within Special Warranty Deed for the purposes therein contained by signing her name hereto.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 19th day of September, 2023.

DOLORES HUFF ROE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JULY 21, 2026

Dolores Huff Roe
Notary Public

My Commission Expires: 7/21/2026

[END OF SIGNATURES]

**Exhibit A**

**Legal Description**

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

BEGINNING IN THE CENTER OF FOURTH AVENUE, SOUTH AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO SENORA GREEN, OF RECORD IN BOOK 2802, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID FOURTH AVENUE, SOUTH, SOUTHERLY 50 FEET; THENCE EASTERLY 145 FEET; THENCE NORTHERLY 50 FEET; THENCE WESTERLY 145 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DONALD R. PARKS AND WIFE, IRENE C. PARKS, BY DEED FROM JAMES WHITE AND SENORA WHITE (PILLOW), OF RECORD IN BOOK 4473, PAGE 778, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND ESSIE PARKS HAVING SINCE DIED ON MARCH 15, 1977 LEAVING DONALD R. PARKS AS HER SOLE SURVIVING HEIR AND BEING CONVEYED TO DONALD R. PARKS BY AFFIDAVIT OF HEIRSHIPS OF RECORD IN INSTRUMENT NOS. 202311140088615 AND 202311140088616 BEING EXECUTED BY SEARCY M. COVINGTON AND PATRICIA L. PARDUE, RESPECTIVELY, DONALD R. PARKS HAVING SINCE DIED INTESTATE ON APRIL 11, 2011 LEAVING THE SAME AFOREMENTIONED IRENE C. PARKS AS SURVIVING TENANT BY THE ENTIRETY.

## Exhibit B

## Permitted Encumbrances

1. Real estate taxes and assessments for the year 2023, a lien not yet due and payable.
2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Gulf States Engineering, Incorporated on February 24, 2022 last revised March 03, 2022, designated TS22003 V1.0:

   (A) Gravel paving extends over the northwesterly boundary by an undisclosed distance onto the subject property;

   (B) Sections of wood privacy fence extends over the northwesterly and southeasterly boundary lines by an undisclosed distance, ownership unknown;

   (C) Metal fence lies outside the southeasterly boundary by an undisclosed distance, ownership unknown;

   (D) Wall extends over the southwesterly boundary by an undisclosed distance, ownership unknown;

   (E) Wood shed extends over the southeasterly boundary by an undisclosed distance onto adjoining property;

   (F) Sewer manhole on the subject property does not fall within an easement.
3. Terms and provisions of Temporary Construction and Installation Easement Agreement, by and between Irene C. Parks and 1621 Ensley Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 202211210123223, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, John F. Nielsen, 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 November 2, 2023.

Affiant Signature

Date: November 2, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary's Signature

My Commission Expires: 7/22/2025

Notary's Seal

Date: 11/2/2023

