Karen Johnson Davidson County
Batch# 1101443 DEEDWARRSP
02/15/2024 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $70,300.00
20240215-0010593

Prepared by:
Greenberg Traurig, LLP
Duane D. Sitar
Terminus 200, 333 Piedmont Road NE, Suite 2500
Atlanta, GA 30305

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Blackbird Studio – Nashville, LLC 2806 Azalea Place Nashville, TN 37204	SAME AS NEW OWNER ADDRESS	118-07-0-144.00 118-07-0-150.00 118-07-0-151.00 118-07-0-152.00

SPECIAL WARRANTY DEED
(2801, 2803, & 2805 Bransford Avenue, and 2806 Azalea Place, Nashville, Tennessee 37204)

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 which are hereby acknowledged, **JAM Productions, Inc., a Tennessee corporation** ("**Grantor**"), has, effective on the 10th day of February, 2024 ("**Effective Date**"), bargained and sold and, by these presents, does hereby transfer and convey unto **Blackbird Studio – Nashville, LLC, a Delaware limited liability company** ("**Grantee**"), its successors and assigns, forever in fee simple, all that certain land described in ***Exhibit A*** attached hereto and hereby incorporated herein, together with all estates and interests of air, space, minerals, water, crops, or profits, located in, on, over or under such land (the "**Land**"), as well as all of Grantor's right, title, and interest in and to any and all: (i) buildings and improvements located on the Land and any and all fixtures attached thereto (collectively, the "**Improvements**"); (ii) rights appurtenant to the Land and/or Improvements; (iii) other rights, benefits, privileges, easements, licenses, appurtenances, and hereditaments relating to the Land and/or Improvements (collectively, "**Property**").

TO HAVE AND TO HOLD said Property belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said Property, that it has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2024 taxes have been paid and prorated at the time of conveyance.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, its successors and assigns, against the lawful claims and demands against all persons claiming under Grantor.

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IN WITNESS WHEREOF, Grantor executed this Special Warranty Deed (2801, 2803, & 2805 Bransford Avenue, and 2806 Azalea Place, Nashville, Tennessee 37204) on the date of the acknowledgment below, but effective as of the Effective Date.

GRANTOR: JAM PRODUCTIONS, INC., a Tennessee corporation

By: _____

Name: John McBride

Title: President

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, (full name of natural person executing for Grantor above:) John McBride, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the (title of such person:) President of the maker or a constituent of the maker and is authorized by the maker or its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of February, 2024.

_____
Notary Public

My commission expires: May 5, 2025

(SEAL)

AMBER GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $19,000.00

GRANTEE: Blackbird Studio – Nashville, LLC, a Delaware limited liability company

By: _____

Name: John McBride

Title: Manager

Subscribed and sworn to before me, this 10 day of February, 2024.

_____
Notary Public
(SEAL)

My commission expires: May 5, 2025

(SEAL)

AMBER GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AMBER GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(Description of Land)

Tract 1:

Land in Davidson County, Tennessee, described as being Lot No. 23, Block "C" as shown on plat of record, Site Plan of Berry Hill Gardens Sub-Division, in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAM Productions, Inc., a Tennessee corporation, by Deed from Intropi Limited, LLC, a Tennessee limited liability company, of record in Instrument No. 20071017-0123340, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 2801 Bransford Avenue, Nashville, Davidson County, Tennessee;

Together with the following land described as:

Tract 2:

Land in Davidson County, Tennessee, as defined as Lot No. 25 in that certain Consolidation Plat of Lots 24 and 25 on the Plan of Berry Hill Gardens of record in Instrument No. 20040512-0055107, and further described as being Lot Nos. 24 and 25 as shown on plat of record, Site Plan of Berry Hill Gardens Sub-Division, in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAM Productions, Inc., a Tennessee corporation from Brent Maher and Janel Maher, husband and wife, of record in Instrument No. 20040422-0045878, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 2803 and 2805 Bransford Avenue, Nashville, Davidson County, Tennessee; and

Together with the following land described as:

Tract 3:

Land in Davidson County, Tennessee, defined as Lot No. 17 of Block "C" as shown on plat of record, Site Plan of Berry Hill Gardens Sub-Division, in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAM Productions, Inc., a Tennessee corporation from John McBride and Martina McBride, husband and wife, of record in Instrument No. 20021028-0131896, Register's Office for Davidson County, Tennessee.

Being the same property commonly known as 2806 Azalea Place, Nashville, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

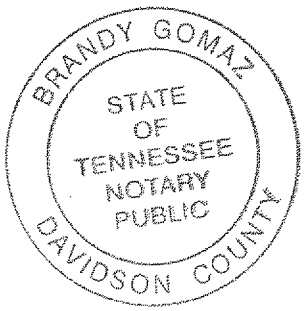
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 10, 2024 (date of document).

Affiant Signature

2/15/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of February, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25