Karen Johnson Davidson County
Batch# 1103380 DEEDWARR
02/22/2024 08:01:30 AM 6 pgs
Fees: $33.00 Taxes: $23,495.00
20240222-0012024

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3102 WEST END AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX ID NOS.:
Columbine MTF General Partnership 2435 Hidden River Lane Franklin, TN 37069	Same	11807015900, 11807015800, 11811005600, 11807017300, and 11811007300

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of SIX MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($6,350,000.00), the receipt of which is hereby acknowledged, KING HOSPITALITY GROUP, LLC, a Tennessee limited liability company (formerly known as Michael John Properties, LLC, a Tennessee limited liability company) ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto COLUMBINE MTF GENERAL PARTNERSHIP, a Tennessee general partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee (the "Property"), described in Exhibit "A," which is attached hereto and incorporated herein by reference.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $6,350,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of February, 2024.

NOTARY PUBLIC

My Commission Expires:

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

This is improved and unimproved real property located at 2812, 2814, and 2816 Bransford Avenue, Nashville, Tennessee 37204, and 2815 and 2817 Columbine Place, Nashville, Tennessee 37204.

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

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except for those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by reference. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 21st day of February, 2024.

KING HOSPITALITY GROUP, LLC,
a Tennessee limited liability company

BY: _____
Cindy Wilson Caruth, as
Attorney-in-Fact for
Michael John A. King, Manager

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, the within named Cindy Wilson Caruth, as Attorney-in-Fact for Michael John A. King, Manager of KING HOSPITALITY GROUP, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument with full knowledge of its contents and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 20th day of February, 2024.

_____
Notary Public

My Commission Expires:

_____

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

EXHIBIT "A"

LEGAL DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, and described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, Page 36, register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 77.5 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Michael John Properties, LLC, a Tennessee limited liability company, by Deed from Linda Anderson Saunders, married, of record in Instrument No. 202111220154887, in the register's office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "D" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, register's Office for said County.

Said Lot No. 10 fronts 71 feet on the east side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Michael John Properties, LLC, a Tennessee limited liability company, by Deed from Bill D. Saunders and wife, Linda Saunders, of record in Instrument No. 202111220154863, in the register's office of Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 9, Block D, on the plan of Berry Hill Gardens, as of record in Plat Book 1130, page 36, register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael John Properties, LLC, a Tennessee limited liability company, by Deed from Linda Saunders, married, of record in Instrument No. 202111220154843, in the register's office of Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, Being Lot No. 25 of Block "D" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael John Properties, LLC, a Tennessee limited liability company, by Deed from Bill D. Saunders and wife, Linda A. Saunders, of record in Instrument No. 202111220154842, in the register's office of Davidson County, Tennessee.

Tract 5:

Land in Davidson County, Tennessee, being Lot 26 of Block "D" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, register's Office for said County.

Said Lot No. 26 fronts 75 feet on the Westerly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Michael John Properties, LLC, a Tennessee limited liability company, by Deed from Bill D. Saunders and Linda A. Saunders, husband and wife, of record in Instrument No. 202111220154840, in the register's office of Davidson County, Tennessee. King Hospitality Group, LLC, a Tennessee limited liability company is doing business as and is formerly known as Michael John Properties, LLC, a Tennessee limited liability company.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee.

3. Rights of Phil Tenant doing business as the Beaded Bungalow as tenant only under an oral and unrecorded lease.

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 02/21/2024

Bainbridge Dillion
Affiant Signature

Date: 02/21/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of February, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 02/21/2024

Notary's Seal

