Karen Johnson Davidson County
Batch# 1120004 DEEDWARRSP
04/05/2024 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $30,710.00
20240405-0024436

2

SPECIAL WARRANTY DEED

Prepared by and Returnable to:
Bell Law Settlement Services, LLC
112 30th Avenue N.
Nashville, TN 37203

New Owner(s) & Address	Send Tax Bill To:	Map & Parcel No.:
Cooke/Wilson Properties, A Tennessee General Partnership 205 17th Avenue North, Suite 201 Nashville, TN 37203	New Owner	092-15-0-115.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Million Three Hundred Thousand and 00/100 Dollars ($8,300,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **22 DEVELOPMENTS LLC**, a Tennessee limited liability company (the "Grantor") does hereby transfer and convey unto **COOKE/WILSON PROPERTIES**, a Tennessee General Partnership (the "Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property located at **209 22nd Avenue North, Nashville, Davidson County, Tennessee, 37203**.

TO HAVE AND TO HOLD said Property together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in good, absolute, indivisible, fee simple title; that Grantor has a good right and lawful authority to sell and convey the Property; that the Property is free from any lien or encumbrance whatsoever; and that the Grantee shall have quiet possession of the Property.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

[Signature Page of Special Warranty Deed]

WITNESS this the 5TH day of April, 2024.

GRANTOR:

22 DEVELOPMENTS LLC

By: _____
Anan Bhakta, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Anan Bhakta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent for 22 Developments LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Authorized Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Authorized Agent.

WITNESS my hand and seal, at office in Nashville, Tennessee this 5th day of April, 2024.

Mary E. Armor
Notary Public

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transaction is $8,300,000.00.

Liana R Kirby
AFFIANT

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Subscribed and sworn to before me, this 05 day of April, 2024.

Lisa Farris
Notary Public

My Commission Expires:
08-24-2024

EXHIBIT A
LEGAL DESCRIPTION

Situated in the 19th Councilmanic of Davidson County, Tennessee, being more particularly described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Dodd's Subdivision of part of the Elliston Property, as of record in Book 161, page 43, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Drummond Avenue and runs back between parallel lines 144 feet to an alley.

TRACT 2:
BEING Lot No. 6 on the Plan showing subdivision of Lots Nos. 12, 19 and the east half of Lots Nos. 11 and 18 in the Elliston Addition, as of record in Book 161, page 43, Registers Office for said County.

SAID Lot No. 6 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Drummond Avenue, and runs between parallel lines 144 feet to an alley.

TRACT 3:
BEING the south 49 feet of Lot No. 7 on the Map of the subdivision of Lots Nos. 12 and 19 and the east half of Lots Nos. 11 and 18, Elliston Plan, of record in Book 161, page 43, Register's Office for said County.

SAID part of said lot fronts 49 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 144 feet to an alley.

TRACT 4:
BEING the southerly forty - two feet of Lot No. 8 and the northerly one foot of Lot No. 7 in Dodd's Subdivision of Lots 12 and 19 and the east half of Lots 11 and 18 of Elliston Plan of lots, the plan of said Dodd's Subdivision being of record in Book 161, page 43, Registers Office for Davidson County, Tennessee.

SAID southerly part of Lot No. 8 and the norther part of Lot No. 7 together front 43 feet on the westerly side of 22nd Avenue North, and extend back between parallel lines 144 feet to an alley.

TRACT 5:
Being the westerly 40 feet of Lot No. 9 and a strip 12 feet wide off the westerly part of Lot No. 8 in Dodd's Subdivision of Lots Nos. 12 and 19 on the east half of Lots Nos. 11 and 18 of the ELLISTON PLAN which plan is of record on page 105 of plan book No. 1 of the Chancery Court at Nashville, and also in the plan of Dodd's Subdivision of record in book 161, page 43, Register's Office for said County.

Said parts of Lots Nos. 8 and 9 front together 40 feet on the southerly side of State Street and extends back between parallel lines with the easterly margin of an alley 65 feet to a dead line.

TRACT 6:
Being the easterly 104 feet of Lot No. 9 and the easterly 104 feet of the northerly 12 feet of Lot No. 8 in Subdivision of Lots Nos. 12 and 19 at the east half of Lots Nos. 11 and 18, ELLISTON PLAN, as of Record in Book 161, page 43, Register's Office for said County.

Said parts of Lots Nos. 8 and 9 front together 65 feet on the westerly side of 22nd Avenue North, formerly Drummond Street, and extends back between parallel lines, with the southerly margin of State Street, 104 feet to a dead line.

Tracts 1, 2, 3, 4, 5 and 6 being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JONATHAN B. PENNINGTON, AS SUCCESSOR TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST, dated April 13, 2018, of record in Instrument No. 20180413-0035213, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NOTRUMP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated April 13, 2018, of record in Instrument No. 20180413-0035214, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NOTRUMP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND JONATHAN B. PENNINGTON, TRUSTEE OF THE 1975 THOMAS GUV PENNINGTON TRUST, dated April 13, 2018, of record in Instrument No. 20180413-0035215, said Register's Office.

Also, being the same property conveyed to 22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from 22 DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, recorded May 17, 2022, of record in Instrument No. 20220517-0056326, said Register's Office.

Certificate of Authenticity

I, Lisa Fannin, 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 04-05-2024.

Date

Lisa Fannin

Affiant Signature

04-05-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of April, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY