Karen Johnson Davidson County
Batch# 1120223 DEEDWARR
04/08/2024 12:08:30 PM 6 pgs
Fees: $33.00 Taxes: $10,915.00
20240408-0024811

38002

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $2,950,000.00 Affiant Subscribed and sworn to before me This 5 day of April, 2024. Notary Public PATTY CHAMBERS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires: 10/31/2024

Address New Owner as:	Tax Bill To:	Map / Parcel
1701 West End Avenue, Suite 400 Nashville, TN 37203	**New Owner**	**082-09-0-415.00** **082-09-0-416.00** **082-09-0-418.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **3rd and Madison, LLC, a Tennessee Limited Liability Company,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jack Brown's Joint Germantown, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

PARCEL I [082-09-0-418.00]

TRACT I:

Land in Davidson County, Tennessee, being North 25 feet of the North part of the East part of lot No. 5 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, said Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 5 fronts 25 feet on the West side of 3rd Avenue North, and runs back between parallel lines, parallel to and 73.5 feet South of Madison Street, 176 feet, more or less, to an alley called for in deeds.

TRACT II:
BEING the South 25 feet of the North 50 feet of Lot No. 5 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, Register's Office for Davidson County, Tennessee.

SAID part of the Lot No. 5 fronts 25 feet on the West side of 3rd Avenue North and runs back between parallel lines, parallel to and 98.5 feet South of Madison Street, 176 feet, more or less, to an alley called for in deeds.

BEING the same property conveyed to 3rd and Madison, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated August 26, 2010 from Painters Joint Apprenticeship Committee Local Union No. 456, of record in Instrument No. 20100827-0067982 in Register's Office of Davidson County

This is improved land known as: 1123 3rd Avenue North, Nashville, TN 37208.

PARCEL II [082-09-0-416.00]

Land in the 9th Ward of the City of Nashville, being part if Lot No. 6 on the Map of Dr. David T. McGavock's Plan, as of record in Deed Book 10, pages 606 and 607, said Register's Office.

BEGINNING on the western margin of North College Street, at a point 36 feet southwardly from Madison Street, and running southwardly with College Street 387 feet, more or less, to the southeast corner of said Lot. 6; thence, westwardly with the dividing line between Lot No. 5 and 6 of said plan, 175 feet, more or less, to an alley; thence, northwardly with said alley, 38 feet, more or less, to a point 36 feet southwardly from Madison Street; thence, eastwardly on a line parallel with and 36 feet northwardly from Madison Street, 175 feet, more or less, to the BEGINNING.

Being the same property conveyed to 3rd and Madison, LLC, a Tennessee Limited Liability Company by warranty deed dated August 24th, 2010 from Teri A. Behar, a married woman of record in instrument No. 20100827-0067981, said Register's Office.

This is unimproved land known as: 1125 3rd Avenue North, Nashville, TN 37208

PARCEL III [082-09-0-415.00]

Land in Davidson County, Tennessee, being the North 36 feet and the East 140 feet of lot No. 6 on the Map of Dr. David T. McGavock's Plan of record in Deed Book 10, Pages 606 and 607, said Register's Office.

SAID part of said Lots fronts 36 feet on the westerly side of 3rd Avenue North, formerly College Street, and runs back between parallel lines along the South margin of Mason Street, 140 feet to a deadline which is 37 feet 5 inches East of an alley.

INCLUDED but EXCLUDED is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8401, Page 816, said Register's Office, described as follows:

RIGHT OF WAY ACQUISITION:

Being part of Lot No. 6 on the Map of David T. McGavock's Plan, as of record in Deed Book 10, Pages 606 and 607, said Register's Office, and described as follows:

BEGINNING at a point in the existing westerly right-of-way margin of Third Avenue North, said point being the northeasterly corner of the aforementioned Universal House of Prayer property; said point also located at the intersection of Madison Street and Third Avenue North; thence, with said point along a line South 27 degrees 07 minutes 56 seconds East, 10.00 feet to a point; thence, said point on a curve to the left having a radius of 10.00 feet, and an arc length of 15.68 feet to a point; thence, leaving said point along a line North 63 degrees 00 minutes 44 seconds East, 10.00 feet to the point of BEGINNING, containing 21.33 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT;

BEGINNING at a point along the westerly right-of-way margin of Third Avenue North, said point being located at the southeasterly corner of the aforementioned Universal House of Prayer property; thence, a following a northeasterly direction for 25 feet, more or less, with a width of 5.00 feet, more or less; thence, leaving said point following a northwesterly direction around a curve, an arc length of 15.68 feet, more or less, with a width varying from 5.00 feet, more or less, containing 185.00 square feet, more or less.

Being the same property conveyed to 3rd and Madison, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 22, 2010 from Universal United House of Prayer, Inc., a Tennessee non-profit corporation and Bishop Sylvanus Givens of record in Instrument No. 2010005-0079390, said Register's Office.

This is unimproved land known as: 1129 3rd Avenue North, Nashville, TN 37203.

This Conveyance is subject to the following:

1. Taxes for the year 2024 and subsequent years, being liens not yet due and payable.
2. Any and all matters appearing on the plan or record in Deed Book 10, Pages 606 and 607, said Register's Office.
3. Easement for right-of-way and to South Central Bell Telephone Company od record in Book 8380, page 161, said Register's Office.

4. Easement for temporary construction as set out in the Deed to Metropolitan Government of record in Book 8401, page 816, said Register's Office.
5. Any and all matters according to the Map of Dr. David T. McGavock's Plan, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 5th day of April, 2024.

Grantor: 3rd and Madison, LLC

Katherine C Roos

By: Kathrine Roos, Member

STATE OF TN }
COUNTY OF Wilson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Kathrine Roos, Member for 3rd and Madison, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Kathrine Roos, Member for 3rd and Madison, LLC**, and as such **Kathrine Roos, Member** acknowledged the she is authorized to execute the foregoing instrument on behalf of **3rd and Madison, LLC,** the within named bargainor, and that she as such **Kathrine Roos, Member** executed the foregoing instrument for the purpose therein contained, by signing the name **Kathrine Roos as Member.**

April WITNESS my hand and official seal at Nashville, TN, this 5 **day of** April, **2024.**

Patty Chambers
Notary Public

My Commission Expires: 10/31/2024

PATTY CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/5/24 (date of document).

Affiant Signature

4/5/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

