Karen Johnson Davidson County
Batch# 1120994 DEEDWARRSP
04/09/2024 01:03:30 PM 5 pgs
Fees: $28.00 Taxes: $22,200.00
20240409-0025174

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Lafayette Street Partners, LLC 781 Brook Hollow Rd. Nashville, TN 37205	New Owner	093-10-0-214.00 093-10-0-215.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ATP INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **LAFAYETTE STREET PARTNERS, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 8th day of April, 2024.

ATP INVESTMENTS, LLC

By:_____
Joong Seo, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the SOLE MEMBER of ATP INVESTMENTS, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as SOLE MEMBER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as SOLE MEMBER.

Witness my hand and official seal at Nashville, TN, this 8th day of April, 2024.

_____
Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $6,000,000.00.

_____
Affiant

Subscribed and sworn before me this 8th day of April, 2024.

_____
Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

EXHIBIT "A"
Legal Description

Being a parcel of Land in the 19th Council-Manic District, within the Urban Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Lafayette Street, east of 6th Avenue South, south of Lea Avenue, and west of 5th Avenue South. Being the ATP Investment, LLC Property of record in Instrument No. 20181120-0114104, R.O.D.C., and being more particularly described by survey dated September 30, 2022 prepared by Barge Design Solutions, Inc. File No. 3798800 and as follows:

BEGINNING at a PK Nail (Old) with a Ragan-Smith Shiner at the southeast quadrant of the intersection of the right-of-way of 6th Avenue South and Lea Avenue.

THENCE, with Lea Avenue S 82°36'49"E, 200.38 feet to an Iron Rod (New) the common lot line between Lots 3 and 4 of the A.V.S. Lindsley's Subdivision of Lot 130 of Barrow Grove Plan of record in Plat Book 84, Page 249, R.O.D.C.;

THENCE, with said the following calls:

S 08°47'01"E, 73.16 feet to an Iron Rod (New)
S 15°42'59"W, 6.75 feet to a PK Nail (New)
S 64°37'10"W, 45.50 feet to a PK Nail (New) in the northerly right-of-way of Lafayette Street (80' Right-of-Way);

THENCE, with said Lafayette Street N 67°04' 02"W, 141.96 feet to a PK Nail (Old) with Shiner at the northeast quadrant of the intersection of said Lafayette Street and said 6th Avenue South;

THENCE, with said 6th Avenue South N 27°46' 35"W, 77.71 feet to the POINT OF BEGINNING;

Containing 15,483 Square Feet or 0.36 Acres, more or less.

Being the same property conveyed to ATP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, by deed from CAROL F. MCDONALD, INDIVIDUALLY AND JOHN M. McDONALD, TRUSTEE OF THE CFM INVESTMENT TRUST, U/T/A Dated November 23, 2016, of record as Instrument No. 20181120-0114104, dated November 19, 2018 and corrected in Instrument No. 20221014-0112545, and property conveyed as Instrument No. 20230807-0060939 and as Instrument No. 20230818-0064805, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 093-10-0-214.00 and 093-10-0-215.00.

2. Matters shown on the Plan of record in Plat Book 84, page 249, said Register's Office.

3. All matters shown on the plat of survey by Brad Tyson Thomas, Tenn. RLS No. 2431, with Barge Design Solutions, dated September 29, 2022, last revised August 15, 2023, and designated as Job No. File No. 3798800.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 4/8/24 (date of document).

Affiant Signature

4/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

