Karen Johnson Davidson County
Batch# 1121074 DEEDWARRSP
04/10/2024 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $2,516.00
20240410-0025291

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Samuel T. Garner
Anabel M. Garner Anabel M. Garner
Affiant

Subscribed and sworn to before me on April 5th, **2024.**

Notary Public

MY COMMISSION EXPIRES: 03/31/2027

POOYAN SHAFIEE NOTARY PUBLIC DISTRICT OF COLUMBIA Exp. 03/31/2027

SPECIAL WARRANTY DEED

NAME/ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	072-13-0-226.00	Same as New Owner
This instrument prepared by: Matthew Sipf, 401 Church Street Suite 2720, Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION of the sum of Six Hundred Eighty Thousand and No/100 Dollars ($680,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Samuel Garner** and **Anabel Garner** (collectively, "Grantors") have transferred, bargained, sold, granted, and conveyed, and by these presents do hereby transfer, bargain, sell, grant, and convey to **East Nashville Owner, LLC** ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors, and assigns in fee simple forever.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantee, its successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed on April 5th 2024.

By: _____
Samuel Garner

By: Anabel Garner
Anabel Garner

STATE OF ~~TENNESSEE~~
COUNTY OF Washington DC.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Garner** and **Anabel Garner,** the herein named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on April 5th 2024.

_____
Notary Public

My Commission Expires: 03/31/2027

(SEAL)

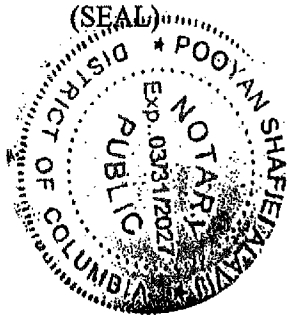


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page 72 and Plat Book 421, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 188 fronts 50.2 feet on the Southerly margin of Strouse Avenue and extends back 237.80 feet on the Easterly line and 241.3 feet on the Westerly line to a 30 foot alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Sam Garner and wife, Anabel Garner by Warranty Deed of record in Instrument No. 20170125-0008050, Register's Office for Davidson County, Tennessee.

EXHBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2024, a lien due and payable, but not delinquent.
2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 72 and Plat Book 421, Page 73, Register's Office for Davidson County, Tennessee.
3. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits of record in Book 9196, Page 142 and re-recorded in Book 9204, Page 675, in the Register's Office for Davidson County, Tennessee.
4. Survey No. 23088-3 prepared by Michael H. Charette, TN RLS No. 2048 of Cherry Land Surveying, Inc. and dated 11-15-2023 indicates the following:
    a. Sanitary sewer line crosses southerly boundary and along westerly boundary without the benefit of a recorded easement;
    b. Overhead utility lines crossing in northeasterly corner and in easterly line without the benefit of a recorded easement;
    c. Concrete pad encroaches over westerly line onto neighboring property from 1.4' to 1.5';
    d. Gravel area crossing over easterly line onto neighboring property.
5. Rights or claims of tenants under unrecorded leases.

Tennessee Certification of Electronic Document

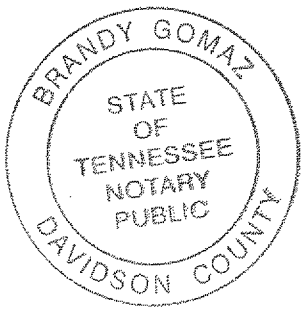
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 5, 2024 (date of document).

Affiant Signature

4/9/2024
Date

State of Tennessee
County of Williamson

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



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25