Karen Johnson Davidson County
Batch# 1122847 DEEDWARRSP
04/15/2024 12:52:30 PM 8 pgs
Fees: $43.00 Taxes: $24,575.40
20240415-0026724

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Atlas Legal & Consulting
821 Knox Avenue
Nashville, Tennessee 37204

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
EC 720, LLC 2907 Tyne Blvd Nashville, TN 37215	EC 720, LLC 2907 Tyne Blvd Nashville, TN 37215	09314042600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, GARY W. POLLOCK, RHONDA P. ROBIRDS, and CATINA P. LAMB, and their respective heirs, successors and assigns (collectively, "***Grantor***") do hereby sell, transfer, and convey unto EC 720, LLC, a Tennessee limited liability company ("***Grantee***"), and its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, together with all, buildings and improvements thereon, (collectively, the "***Property***"), described as follows:

See **Exhibit A** attached to and made a part of this Special Warranty Deed.

The Property is improved property with the following street address: 720 Ewing Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has full power and legal authority to convey the Property, and the same is unencumbered, except for and subject to all matters set forth in attached **Exhibit B**.

Grantor further covenants for itself, and its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor and no other, but no further or otherwise, except for and subject to all of the matters set forth in attached **Exhibit B**. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall he applicable to all genders.

(Signature on following page)

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 12th day of April 2024.

GRANTOR:

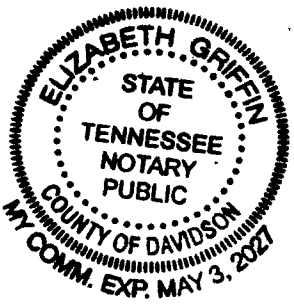
By: _____
Gary W. Pollock

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Gary W. Pollock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 12th day of April 2024.



_____
Notary Public

My Commission Expires: 5/3/2027.

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 12th day of April 2024.

GRANTOR:

By: _____
Rhonda P. Robirds

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Rhonda P. Robirds, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 12th day of April 2024.



_____
Notary Public

My Commission Expires: 5/3/2027

IN WITNESS WHEREOF, Grantor has caused its name to be signed on this 12th day of April 2024.

GRANTOR:

By: Catina P. Lamb
Catina P. Lamb

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county mentioned, personally appeared Catina P. Lamb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 12th day of April 2024.

Elizabeth Griffin
Notary Public

My Commission Expires: 5/3/2027



STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration for this transfer or the value of property conveyed (whichever is greater) is $6,642,000.

AFFIANT

By: _____
Gary W. Pollock

Sworn and subscribed to before me
this 12th day of April 2024.

_____
Notary Public

My Commission Expires: 5/3/2027

ELIZABETH GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 3, 2027

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING ALL OF LOTS 331, 332, 333, 334, 335 AND 336 ON THE PLAN OF EWING WETMORE AND OTHER'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN PLAT BOOK 14, PAGES 202 AND 203 OF THE REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH THE SOUTHERLY 6 FEET OF ALLEY NO. 140 AS DESCRIBED BELOW:

BEGINNING AT A P.K. NAIL IN THE EASTERLY RIGHT-OF-WAY OF EWING AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF ASH STREET; THENCE, WITH SAID RIGHT-OF-WAY OF EWING AVENUE, NORTH 03° 30' 00" WEST, 231.00 FEET TO A P.K.. NAIL, SAID POINT BEING THE CENTER OF ALLEY NO. 140 AND THE NORTHWEST CORNER OF SAID TRACT; THENCE, ALONG THE CENTER OF SAID ALLEY, NORTH 86° 30' 00" EAST, 130 00 FEET TO A P.K. NAIL, SAID POINT BEING THE CENTER OF SAID ALLEY AND THE NORTHEAST CORNER OF SAID TRACT AND THE WESTERLY MARGIN OF ALLEY NO 179; THENCE, ALONG SAID MARGIN OF SAID ALLEY, SOUTH 03° 29' 54" EAST, 167.67 FEET TO AN IRON PIN IN THE RIGHT-OF-WAY OF ASH STREET AND THE SOUTHEASTERLY MARGIN OF SAID TRACT; THENCE, LEAVING SAID ALLEY AND THE NORTH RIGHT-OF-WAY OF ASH STREET; SOUTH 60° 31' 36" WEST, 144 60 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GARY W. POLLOCK, RHONDA P. ROBIRDS AND CATINA P. LAMB, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS BY QUITCLAIM DEED FROM THE POLLOCK FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, OF RECORD INSTRUMENT NO. 20230718-0055273 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All matters shown on plat(s) of record in Plat Book 14, Page 202, in the Register's Office of Davidson

2. Agreement for Dedication of Easement for Street Construction Purposes of record in Book 9570, Page 954, in the Register's Office of Davidson County, Tennessee.

3. Rights of others in and to the Alley contiguous to the land.

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 4/12/2024

Bainbridge Dillion
Affiant Signature

Date: 4/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this
12th day of April, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 4/12/2024

Notary's Seal

