This Instrument Prepared By:
Lillian R. Gilmer
Reno & Cavanaugh, PLLC
424 Church Street, Suite 2910
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1130190 DEEDWARRSP
05/02/2024 02:42:30 PM 6 pgs
Fees: $33.00 Taxes: $8,510.00
20240502-0032363

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
3rd and Jefferson, LLC 805 Lea Avenue, Apt. 2908 Nashville, TN 37203	3rd and Jefferson, LLC 805 Lea Avenue, Apt. 2908 Nashville, TN 37203	08213031800

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is Two Million Three Hundred Thousand and no/100 dollars ($2,300,000.00).

Jodean King
Affiant

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SUBSCRIBED AND SWORN TO before me, this the 1st day of May, 2024.

S Sit
Notary Public

My Commission Expires:_____

For and in consideration of the sum of Two Million Three Hundred Thousand and no/100 dollars ($2,300,000.00), the receipt and sufficiency of which are hereby acknowledged, Jefferson Street Lofts, L.P., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 3rd and Jefferson, LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings, and structures located thereon (the "Property").

The Property is unimproved property located at 304 Jefferson Street, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B, attached hereto and incorporated herein, by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

Grantor covenants and binds Grantor, its successors, and assigns to warrant and defend the title to the Property for Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming title as against all acts of the Grantor(s) herein and no other (except claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 1st day of May, 2024.

GRANTOR:

JEFFERSON STREET LOFTS, L.P., a Tennessee limited partnership

By: Jefferson Street Lofts GP LLC, a Tennessee limited liability company, its general partner

By: _____
Aaron White, President

STATE OF TN
COUNTY OF Davidson

Before me, Jonathan Gish, a Notary Public of said County and State, personally appeared Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Jefferson Street Lofts GP, LLC, a Tennessee limited liability company, the General Partner of Jefferson Street Lofts, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing his name as President.

Witness my hand and seal, this 30th day of April, 2024.

_____
Notary Public

My Commission Expires:

7-7-27

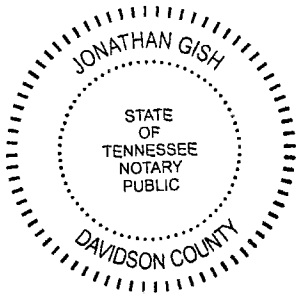


EXHIBIT A

PROPERTY DESCRIPTION

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

BEING A TRACT OF LAND LYING IN THE 19TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT NUMBERS 1 AND 2 ON THE PLAN OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606-609, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING RAILROAD SPIKE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET, WIDTH VARIES, AND THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 201, WIDTH VARIES;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 201, NORTH 27 DEG 00 MIN 54 SEC WEST, 57.26 FEET TO AN EXISTING IRON ROD;

THENCE CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NUMBER 201 AND WITH THE SOUTHERLY PROPERTY LINE OF THE PROPERTY OF FRANK B. ALLEN, AS OF RECORD IN DEED BOOK 7009, PAGE 304, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 62 DEG 52 MIN 18 SEC EAST, 102.41 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF WAYNE AND VICKI L. WOELK, AS OF RECORD IN INSTRUMENT NUMBER 20112140138442, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF WAYNE AND VICKI WOELK, SOUTH 26 DEG 54 MIN 31 SEC EAST, 76.08 FEET TO AN EXISTING RAILROAD SPIKE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID JEFFERSON STREET;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF JEFFERSON STREET, SOUTH 73 DEG 17 MIN 33 SEC WEST, 103.94 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO JEFFERSON STREET LOFTS L.P., A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, A PUBLIC BODY AND A BODY CORPORATE AND POLITIC ORGANIZED UNDER THE TENNESSEE HOUSING AUTHORITIES, OF RECORD IN INSTRUMENT NO. 200808010079489, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for the year 2024 and subsequent years.

2. All matters shown on plat of record in Plat Book 10, Page 606, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Restrictive Covenants Running with the land of The Metropolitan Development and Housing Agency in the Phillips-Jackson Street Redevelopment District, by The Metropolitan Development and Housing Agency Nashville, Tennessee, of record in Book 9183, Page 130; as affected by Phillips-Jackson Street Redevelopment Plan in Book 11625, Page 280; Phillips-Jackson Street Redevelopment Plan in Instrument No. 200204250051069; Amendment No. 1 to Ordinance No. BL2013-377 in Instrument No. 201309030092714; and Ordinance No. BL2005-798 in Instrument No. 201309030092717, in said Register's Office.

4. All matters as set forth in Property Modifications of record in Instrument No. 200810270107032, in said Register's Office.

5. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between Jefferson Street Lofts L.P. and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200811070110847, in said Register's Office.

6. All matters as set forth in Property Modifications of record in Instrument No. 200811260115924, in said Register's Office.

7. Terms and provisions of Grant of Easement, by and between Comcast of Nashville I, LLC, its successors and assigns and Jefferson Street Lofts L.P., of record in Instrument No. 200901080002145, in said Register's Office.

8. All matters as set forth in Ordinance No. 77716, as amended by Ordinance No. 093733, and amended by Ordinance No. 0991762; Ordinance No. B:2001861; and Ordinance No. BL2005798, not of record in the Register's Office of Davidson County, Tennessee.

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 05/01/2024

Bainbridge Dillion
Affiant Signature

Date: 05/01/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this
1st day of May, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 05/01/2024

Notary's Seal

