Space Above This Line for Recorder's Use

This Instrument Prepared by:
K&L Gates LLP
501 Commerce Street, Suite 1500
Nashville, Tennessee 37203
Attn: Clarke Morrison

Karen Johnson Davidson County
Batch# 1135403 DEEDWARRSP
05/15/2024 12:51:30 PM 6 pgs
Fees: $33.00 Taxes: $8,417.50
20240515-0035992

After recording, please return to:
Baydoun & Knight, PLLC
5141 Virginia Way, Ste 210
Brentwood, TN 37027
Attn: Nader Baydoun

(STATE OF TENNESSEE)

(COUNTY OF Davidson)

The value or actual consideration for this transfer, whichever is greater, is Two Million Two Hundred Seventy-Five Thousand Dollars ($2,275,000.00).

Affiant
Name: JoAnn King

SUBSCRIBED AND SWORN TO before me, this the 14th day of May, 2024.

Notary Public
Name: Savannah Suiters
My Commission Expires: 11/3/25

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-25

(SEAL)

SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Name and Address of the Person Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
Paul Allen as Trustee Paul C. Allen Living Trust Wealth Strategies Partners 5500 Maryland Way, Suite 133 Brentwood, TN 37027	Same as new owner	10412004800

Attn: Paul Allen

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100ths Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, R. Thomas Patten, an individual resident of the state of Tennessee ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto Paul Allen as Trustee of the Paul C. Allen Living Trust u/t/a April 27, 2016 ("Grantee"), its successors and assigns, that certain tract or parcel 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").

This Special Warranty Deed is dated effective as of May 14, 2024 (the "Effective Date").

The Property is improved property known as 1901 21st Avenue South, Nashville, 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.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

[*Signature(s) on Following Page*]

IN WITNESS WHEREOF, Grantor has executed and delivered this deed to Grantee as of the Effective Date.

GRANTOR:

R. Thomas Patten

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, R. Thomas Patten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2024.

Notary Public
Name: Dara Cancel

My Commission Expires:

06/28/2026

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 4, Burch Homestead Plan, of record in Plan Book 57, Page 149, Register's Office for said County.

Said lot is the northeast corner of Burch Avenue and Hillsboro Pike and fronts 51.4 feet on the west side of Hillsboro Pike and runs back between parallel lines 165 to an alley.

Being the same property conveyed to R. Thomas Patten by Warranty Deed from Patten Construction Company, Inc., a Tennessee corporation, of record in Book 5977, Page 648, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 57, Page 149, in the Register's Office of Davidson County, Tennessee.
3. Anchor Easement from R. Thomas Patten to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Instrument No. 201406100050253, in the Register's Office of Davidson County, Tennessee.
4. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Patrick S. Coode, RLS No. 855, Patrick Coode and Company, LLC on March 1, 2024, last revised March 1, 2024 designated File No. 224-011-4:
    a. Rights of adjoining owner to the southwest in the party wall along the southwesterly boundary line of the Land; and
    b. Difference in width of the Land from the plat of record in Plat Book 57, Page 149, 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 05/14/2024

Bainbridge Dillion
Affiant Signature

Date: 05/14/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this
14th day of May, 2024.

Jodean M. King
Notary's Signature

My Commission Expires: 7/22/2025
Date: 05/14/2024

Notary's Seal

