Karen Johnson Davidson County
Batch# 1148380 DEEDWARRSP
06/18/2024 10:37:30 AM 5 pgs
Fees: $28.00 Taxes: $23,532.00
20240618-0045702

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: TCW-24-1921

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

CONSIDERATION CERTIFICATE

STATE OF TN)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $6,360,000.00.

Affiant

Subscribed and sworn to before me this the 17th day of June, 2024

Notary Public

My Commission Expires: 10 / 31 / 2027

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Five Man's Land, LLC 187 Front Street, Suite 103 Franklin, TN 37064	[SAME]	09216025000

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, **Division Street, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Five Man's Land, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described as follows, to wit:

See Exhibit A

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2024 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

Division Street, LLC,
a Tennessee limited liability company

By: T. Chad White
T. Chad White
Its: Authorized Agent

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **T. Chad White** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Agent ("Officer") of **Division Street, LLC**, a Tennessee limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness my hand and seal the 17th day of June, 2024.

Notary Public

My Commission Expires: 09/08/2025

NICOLE C. BESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Exhibit A

LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 217 and 218, on the Plan of O.B. Hayes Second Plan of Small Lots, as shown on plat of record in Plan Book 1, Page 81, in the Chancery Court at Nashville, Tennessee, to which plat reference is hereby made for a more particular description.

Said land is further described pursuant to the survey dated December 16, 2013, prepared by Michael R. Williams, RLS TN No. 1906, HFR Design, 7101 Executive Center Drive, Suite 300, Brentwood, Tennessee 37024, Project No. 2013245-52, as follows:

A parcel of land in the 21st Councilmanic District of Davidson County, Tennessee lying south of Division Street, north of Alley No. 447, being Lots 217 and 218 on Plat of record: O.B. Hayes 1st Addition in Plat Book 1, Page 81, at the Register's Office for Davidson County, Tennessee, and being known as 1921 Division Street and being more particularly described as follows;

Beginning at an iron pin found at the southeastern most corner of the property surveyed and being the southwest corner of the property of June and Thomas Pearson and Linda Lee Crookes as Trustees, of record in Instrument No. 20070329-0037834, and running with Alley No. 447 (right-of-way 15') S 55 degrees 56' 19" W, 100.00' to an iron pin new; Thence, leaving Alley No. 447 and running with the property owned by O.I.C. The Adelicia Condominium, of record in Instrument No. 20071212-0143307, N 35 degrees 00' 00" W, 150.00' to a pk nail old and being in the southerly right-of-way of Division Street; Thence, with the southerly right-of-way of Division Street N 55 degrees 56' 19" E, 100.00' to an iron pin new, being the northwest corner of said Pearson property; Thence, leaving the southerly right-of-way of Division Street S 35 degrees 00' 00" E, 150.00' to the Point of Beginning, and containing 14,998 square feet or 0.344 acres, more or less.

Being the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, from ESS 1921 Division, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 29, 2015, recorded July 31, 2015, in Instrument No. 20150731-0075990, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Michael Lohmann and wife, Tsianina Lohmann, from Mack Props, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 12, 2021, recorded March 23, 2021 in Instrument No. 20210323-0037909, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Division Street, LLC, a Tennessee limited liability company, from Michael Lohmann and wife, Tsianina Lohmann, by Quitclaim Deed dated February 12, 2021, recorded April 1, 2021, in Instrument No. 20210401-0043409, in the Register's Office of Davidson County, Tennessee.

Certificate of Authenticity

I, Tiffany Rooker, 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 June 17th, 2024.

Tiffany Rooker
Affiant Signature

6/17/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

Mackenzie Hudson
Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

