Karen Johnson Davidson County
Batch# 1156514 DEEDWARRSP
07/11/2024 09:00:30 AM 5 pgs
Fees: $28.00 Taxes: $14,245.00
20240711-0051902

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Josiah Reid, Esq. Buchalter 15279 N. Scottsdale Rd., Ste. 400 Scottsdale, AZ 85254 When Recorded Return To: Biorhythms Studios, LLC 2300 Charlotte Ave., Ste. 103 Nashville, TN 37203	The actual consideration or value, whichever is greater, for this transfer is $3,850,000.00. Affiant Subscribed and sworn to before me this 15th day of July, 2024. Notary Public My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Biorhythms Studios LLC 2300 Charlotte Ave., Ste. 103 Nashville, TN 37203	Same	Map: 093-13 Parcel: 058.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **7G 2 MUSIC CIRCLE EAST LLC**, a Delaware limited liability company ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto Biorhythms Studios LLC, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference, together with all of Grantor's rights, title and interest in and to all rights, appurtenances and hereditaments pertaining thereto, and all of Grantor's interest in and to all improvements in, upon and under such land. The above-referenced land is improved property located at 2 Music Circle East, Nashville, Davidson County, Tennessee. The foregoing is referred to herein together with the improvements and other rights described in the first paragraph hereof as the "**Property**".

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

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

AND 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 the liens of taxes and assessments not yet due and payable and easements, covenants and restrictions of public record.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on this 27 day of June, 2024.

GRANTOR:

7G 2 MUSIC CIRCLE EAST LLC,
a Delaware limited liability company

By: _____

Name: Jonathan S. Krasner

Title: Managing Member

STATE OF New York)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Johnathan S Krasnr 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, and who further acknowledged that he is the Managing Member of **7G 2 MUSIC CIRCLE EAST LLC**, a Delaware limited liability company, and is authorized to execute this instrument on behalf of the such company.

WITNESS my hand and office, this 27 day of June, 2024.

Jessica Bennett (Kabisch)
Notary Public

My Commission Expires: May 9, 2027

JESSICA BENNETT (Kabisch)
NOTARY PUBLIC, State of New York
No. 01BE6240970, Suffolk County
Commission Expires 20 27

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 318 and 319 on the Plan of McNairy's West Nashville Lots, of record in Minute Book "C", pages 136-137, Chancery Court at Nashville, Tennessee.

Said Lot Nos 318 and 319 front together on the southerly side of Laurel (formerly Locust Street) and extends back between parallel lines 175 feet to an alley.

INCLUDED in the above description but EXCLUDED therefrom is the following property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5277, page 105, Register's Office, Davidson County, Tennessee:

Being a part of Lot Nos 318 and 319 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court, Nashville, Tennessee and being particularly described as follows:

BEGINNING at a point in the existing southerly right-of-way line of Laurel Street, said point being a highway monument marking the westerly right-of-way line of Interstate 40; thence along said southerly right-of-way line south 62° 36' West 100.0 feet to a point; thence South 27° 18' East 10.50 feet to a point; thence North 62° 36' East 100.0 feet to a point; thence North 27° 18' West 10.50 feet to the point of beginning, containing 1,050 sq. feet, more or less.

Being the same property conveyed to 7G 2 Music Circle East LLC, a Delaware limited liability company by Warranty Deed dated July 30, 2021 from Dale C. Morris of record in Instrument no. 20210804-0104961, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 27, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25