CERTIFIED

Karen Johnson Davidson County
Batch# 1157497 DEEDWARRSP
07/12/2024 02:13:30 PM 6 pgs
Fees: $33.00 Taxes: $4,532.50
20240712-0052634

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00. Rebekah A. Fisher (Affiant) Sworn to and subscribed before me this 9 day of July, 2024. Notary Public My commission expires: 7/19/25

MEAH THOMSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-19-2025

THIS INSTRUMENT WAS PREPARED BY
Lesley R. Felton, Esq.
Rebekah Fisher & Associates, PLLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
1712 Jefferson Street, LLC (NAME)	**New Owner** (NAME)	**081-15-0-588, 081-15-0-583 081-15-0-580, 081-15-0-579, 081-15-0-578**
(ADDRESS) **STE B10, 5133 Harding Pike** **Nashville, TN 37205**	(ADDRESS) **STE B10, 5133 Harding Pike** **Nashville, TN 37205**	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,225,000.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Fisk University, a Tennessee nonprofit corporation,** whose mailing address is 1000 17th Avenue North, Nashville, TN 37208, "the Grantor," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **1712 Jefferson Street, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee, described in the attached **Exhibit "A"** which is made a part hereof and incorporated herein by reference.

TOGETHER WITH all of the improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

TO HAVE AND TO HOLD the Property, subject to all easements and matters of record as listed on **Exhibit "B"** attached hereto and incorporated herein by reference and applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject, including, without limitation, all building, zoning, and environmental laws and requirements. Grantor, for itself, its successors and assigns does hereby and in consideration of the Property, warrant and will forever defend the title to the above described and hereby granted Property against all acts of all persons claiming by, through or under Grantor, but not further or otherwise.

DATED AND EFFECTIVE as of this 3rd day of July, 2024.

FISK UNIVERSITY,
a Tennessee nonprofit corporation

By: _____
Dr. Agenia W. Clark, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Dr. Agenia W. Clark, the President of Fisk University, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and that she as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the nonprofit corporation by herself as President.

Witness my hand, at office, this 3rd day of July, 2024.

Lola A. Brown Norris
NOTARY PUBLIC

My Commission Expires: 10/4/27

LOLA A BROWN-NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Oct. 4, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1

Land in Davidson County, Tennessee, being the easterly half of Lot No. 34 in J. M. & T. J. Harding's Addition to Nashville, as of record in Book 21, Page 81, Register's Office for said County.

Said part of Lot No. 34 fronts 25 feet on the northerly side of Jefferson Street and runs back between parallel lines 150 feet to an alley.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF described in the Warranty Deed of record in Book 4137, Page 324, said Register's Office.

BEING the same property conveyed FISK UNIVERSITY, by deed from LISA LEE MILES, TRUSTEE, WITH ABSOLUTE AND COMPLETE POWER TO BARGAIN, SELL, AND CONVEY, WITHOUT THE JOINDER OF ANY BENEFICIARY IN TRUST, dated June 18, 1981, of record in Book 5774, Page 895, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, being the southerly 98 feet of the easterly 15 feet of Lot 39 and the southerly 98 feet of the westerly 40 feet of Lot 38 on the Plan of J.M. and T.J. Harding's Plan of record in Book 21, page 81, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by Richard B. Omohundro, Surveyor, October 25, 1971, as follows:

Said parts of said lots adjoin and front together 55 feet on the northerly side of Jefferson Street and run back northerly between parallel lines 98 feet to a dead line in the rear.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF described in the Warranty Deed of record in Book 4254, Page 368, said Register's Office.

Being the same property conveyed to ALICE M. DISMUKES, by ALICE M. DISMUKES died testate, on or about, March 22, 1949. Pursuant to her will of record in Will Book 63, Page 269 in the Chancery Court for Davidson County, Tennessee, Probate Division, the property was devised to MRS. SARAH C. POWELL, for her life and at her death to MRS. NORVELLE H. DISMUKES-DAVIS, for her life and at her death to her children living at the time of her death, but if no living children at her death, then to TRUSTEES OF FISK UNIVERSITY, NASHVILLE, TENNESSEE.

SARAH C. POWELL conveyed her interest in the property to NORVELLE H. DISMUKES-DAVIS, by deed dated March 24, 1949, of record in Book 1711, Page 382, said Register's Office.

THE FISK UNIVERSITY acquired title to the property pursuant to Final Decree in Part I of the Chancery Court for Davidson County, Tennessee at Nashville, Rule A-2389 styled NOVELLE H. DISMUKES, GWYNELLE C. DISMUKES, AND ALBERTA N. CUNNINGHAM, Complainants vs. THE FISK UNIVERSITY of record in Book 4883, Page 399, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the southerly part of Lot No. 41 on the Plan of J. M. & T. J. Harding's Subdivision of record in Book 21, page 81, Register's Office for said County.

Said part of said lot fronts 53 feet on the northerly side of Jefferson Street and extends back 109.74 feet on the easterly line and 116.03 feet on the westerly line to the southerly boundary of Inter-State Highway and measures 53.38 feet thereon.

Being the same property conveyed to FISK UNIVERSITY, by deed from Merrill C. Work, Helen C. Work, Frances C. Work Alston, Nona I. Work and William R. Work, dated January 7, 1972, of record in Book 4592, Page 172, said Register's Office.

Tract 4

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled J. M. and T. J. Harding Plan, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF described in the Warranty Deed of record in Book 4219, Page 20, said Register's Office.

Being the same property conveyed to FISK UNIVERSITY, A TENNESSEE NOT FOR PROFIT CORPORATION, by deed from WILLIAM A. COLLIER, DEBBIE C. HIRSCH, THEODORE C. COLLIER, JERRY D. MCCORD, IV, WILLIAM MICHAEL ANTHONY MCCORD, KAREN Y. COLLIER AND DEBBIE C. HIRSCH, of record in Instrument No. 20200903-0100425, dated August 31, 2020, said Register's Office.

Tract 5

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled J. M. and T. J. Harding Plan, of record in Plat Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION THEREOF described in the Warranty Deed of record in Book 4170, Page 361, said Register's Office.

Being the same property conveyed to FISK UNIVERSITY, by deed from HENRY L. DAVIS AND WIFE, MAGNOLIA S. DAVIS, dated June 28, 2002, of record in Instrument No. 20020703-0080652, said Register's Office.

For informational purposes only: also being known as 1706 Jefferson Street, Nashville, Tennessee 37208, 1718 Jefferson Street, Nashville, Tennessee 37208, 1726 Jefferson Street, Nashville, Tennessee 37208, 1728 Jefferson Street, Nashville, Tennessee 37208, & 1730 Jefferson Street, Tennessee 37208

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and Assessments not due and payable as of the date of this transfer.
2. Matters shown on the Plan of record in Book 21, Page 81, said Register's Office.
3. Metro Codes Letter of record in Book 5770, Page 253, said Register's Office. (Tract 1)
4. Ingress/Egress easement as set forth in the deed of record in Book 4137, Page 324, said Register's Office. (Tract 1)
5. Easements as set forth in the judgment of record in Book 4254, Page 368, said Register's Office. (Tract 2)
6. Sanitary Sewer Easement of record in Book 4219, Page 22, said Register's Office. (Tract 4)
7. Ingress/Egress easement as set forth in the deed of record in Book 4219, Page 20, said Register's Office. (Tract 4)

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 July 3, 2024 (date of document).

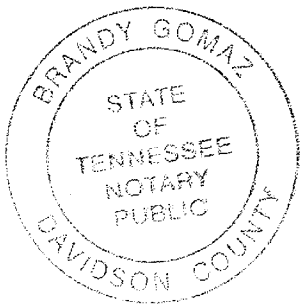
Patrick S. Bennett
Affiant Signature

July 12, 2024
Date

State of Tennessee

County of Williamson

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



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25