Karen Johnson Davidson County
Batch# 1157530 DEEDWARRSP
07/12/2024 03:24:30 PM 5 pgs
Fees: $28.00 Taxes: $12,950.00
20240712-0052690

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
38 Ventures, LLC 611 Commerce Street, Suite 2711 Nashville, Tennessee 37203 Attn: Steven Blake Harris, Jr.	105 03 0 289.00	Same as New Owner
This instrument prepared by: Polsinelli P.C. (SKL) 501 Commerce Street, Suite 1300, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1230 2nd Ave Nashville, LLC**, a Tennessee limited liability company ("**Grantor**"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **38 Ventures, LLC**, a Delaware limited liability company ("**Grantee**"), Grantee's heirs, successors and assigns, certain land and improvements thereon in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"). This is improved property located at and known as 1230 2nd Avenue South, in the City of Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor except for the Permitted Exceptions listed as on **Exhibit B** attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 12 day of July, 2024.

S/S
Notary Public
My Commission Expires: _____

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

95727391.3

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on this 9th day of July, 2024, to be effective on July 12th, 2024.

1230 2ND AVE NASHVILLE, LLC,
a Tennessee limited liability company

By: _____
Name: Ari Sason
Title: Manager

STATE OF FL)
)
COUNTY OF Miami-Dade)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ari Sason, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of 1230 2nd Ave Nashville, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of July, 2024.

_____
Notary Public

My Commission Expires: 8/11/2025

Mark McCallum Rauber
Comm.: HH 164115
Expires: Aug. 11, 2025
Notary Public - State of Florida

Signature Page - Special Warranty Deed

Exhibit A

Legal Description

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

Being Lot No. 24 and the northerly 30 feet of Lot No. 25 on the MAP OF TRIMBLE'S ADDITION TO NASHVILLE, of record in Book 19, Page 220, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description.

Said Lot No. 24 and that part of Lot No. 25 front together 80 feet on the easterly side of 2nd Avenue South, formerly Market Street, and run back between parallel lines 188.5 feet to a 20 foot alley. Being also described as:

Beginning at a Survey Tack (Old) in the face of a brick wall on the easterly right of way of 2nd Avenue South (60' right of way), being the northwest corner of the property conveyed to Callie Lee of record in Instrument No. 200404280047935, in the Register's Office of Davidson County, Tennessee; Thence, following the easterly right of way of 2nd Avenue South, North 27 degrees 12 minutes 38 seconds West, 80.08 feet to a Mag Nail (new), being the southwest corner of the property conveyed to Larry W. Buie of record in Deed Book 9128, Page 518, Register's Office of Davidson County, Tennessee; Thence, leaving the easterly right of way of 2nd Avenue South and following the southerly boundary of said Buie property, North 62 degrees 48 minutes 18 seconds East, 189.36 feet to an Iron Rod (Old) on the westerly right of way of Metro Alley No. 169 (20' right of way), being the southeast corner of said Buie property; Thence, leaving said Buie property and following the westerly right of way of Metro Alley No. 169, South 27 degrees 21 minutes 34 seconds East, 79.99 feet to an Iron Rod (Old), being the northeast corner of the aforementioned Lee property; Thence, leaving said alley and following the northerly boundary of said Lee property, South 62 degrees 45 minutes 33 seconds West, 189.56 feet to the point of beginning.

Being the same property conveyed to 1230 2nd Ave Nashville, LLC, a Tennessee limited liability company, by deed from Stephen C. Crofford and Mary A. Parker, of record in Instrument No. 201911180118516, in the Register's Office of Davidson County, Tennessee.

Exhibit B

Permitted 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 Book 19, Page 220, 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 7/12/2024

Bainbridge Dillion
Affiant Signature

Date: 7/12/2024

State of Tennessee

County of Davidson

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

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 7/12/2024

