1st

Karen Johnson Davidson County
Batch# 1159487 DEEDWARR
07/18/2024 09:25:30 AM 6 pgs
Fees: $33.00 Taxes: $9,250.00
20240718-0054093

This instrument was prepared by:
J. Trent Lehman, Esq.
Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
East Nashville Owner, LLC 3990 Hillsboro Pike Suite 400 Nashville, TN 37215	New Owner	072-13-0-368.00

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, **James Michael Protich** ("Grantor"), does hereby transfer and convey unto **East Nashville Owner, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is unimproved property commonly known as 2308 Trevecca Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property, together with all 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 that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 11 day of July, 2024

GRANTOR:

By: _____
James Michael Protich

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **James Michael Protich,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as his own free act and deed.

Witness my hand, at office, this 11 day of July, 2024.

11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $2,500,000.00

Affiant

Subscribed and sworn to before me this the 11 day of July, 2024

Notary Public
My Commission Expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

CERTAIN PROPERTY LOCATED IN NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DESCRIBED LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE NORTHERLY 45 FEET OF LOT NO. 27 AND THE SOUTHERLY 2.5 FEET OF LOT NO. 28 ON THE PLAT OF TREVECCA SUBDIVISION OF RENRAW, OF RECORD IN BOOK 421, PAGE 72 AND BOOK 421, PAGE 73, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES MICHAEL PROTICH, MARRIED BY WARRANTY DEED FROM BILL HUNTER AND WIFE, SHARON HUNTER OF RECORD IN INSTRUMENT NO. 20140325-0024360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 21, 2014 AND RECORDED ON MARCH 25, 2014.

EXHIBIT B

Encumbrances

1. Taxes for the year 2024, and subquent years, a lien no yet due and payable.

2. Subject to all matters appearing on the Plan of record in Plat Book 421, page 72 and Book 421, page 73, Register's Office for Davidson County, Tennessee.

3. Easements and other rigths retained by the Metropolitan Government of Nashville and Davidson County in and to that portion of the land embraced within the bounds of an Unnumbered Alley, now closed by Ordinance No. BL2017-593, and covenants, conditions and restrictions contained in said Metro Council Bill.

4. Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey Job No. 23088-4 prepared by Michael H.Charette TN RLS No. 2048 of Cherry Land Surveying, Inc. dated 4-17-2024 last revised 5-13-2024:

a. Utility and drainage lines, with meters, valves, poles and other appurtenances without the beneift of a recorded easement;
b. Fencing crossing outside southerly boundary line and within the northerly boundary line.

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 11, 2024 (date of document).

Affiant Signature

July 11, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of July, 2024.

Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY