Karen Johnson Davidson County
Batch# 1160800 DEEDWARR
07/23/2024 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20240723-0055118

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2024.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Cannon Partners, LLC 810 7th Avenue, 7th Floor New York, NY 10019	New Owner	104-04-0-133.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE KINGSLEY FAMILY TRUSTED DATED MAY 18, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CANNON PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Margaret R. Shield's Subdivision of Lot Nos. 5 and 6 of O.B. Hayes' Plan of record in Plat Book 57, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being further described by Survey, prepared by Ragan Smith Associates-Inc. on July 2, 2024 and attached hereto as Exhibit B.

Being the same property conveyed to Robert Gibson Kingsley and Nan Dora Kingsley, Co-Trustees of The Kingsley Family Trust Dated May 18, 2016, by Warranty Deed from Catch This Music, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180709-0066245, Register's Office for Davidson County, Tennessee, dated July 2, 2018, recorded July 9, 2018.

This is improved property commonly known as: **1008 17th Avenue South, Nashville, TN 37212**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July 2024.

THE KINGSLEY FAMILY TRUSTED
DATED MAY 18, 2016

Nan Dora Kingsley, Tee
NAN DORA KINGSLEY, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

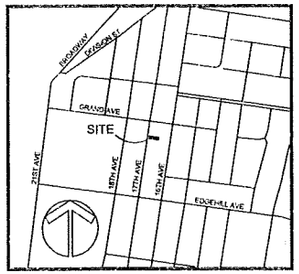
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **NAN DORA KINGSLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee, of **THE KINGSLEY FAMILY TRUSTED DATED MAY 18, 2016**, the within named bargainor executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 22nd day of July 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My commission expires: _____

EXHIBIT B



LOCATION MAP
N.T.S.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO ROBERT GIBSON KINGSLEY AND NAN DORA COTRUSTEES OF THE KINGSLEY FAMILY TRUST DATED MAY 18, 2016 FROM CATCH THU MUSIC, LLC BY WARRANTY DEED OF RECORD AS INSTRUMENT NUMBER 20160709-0066245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

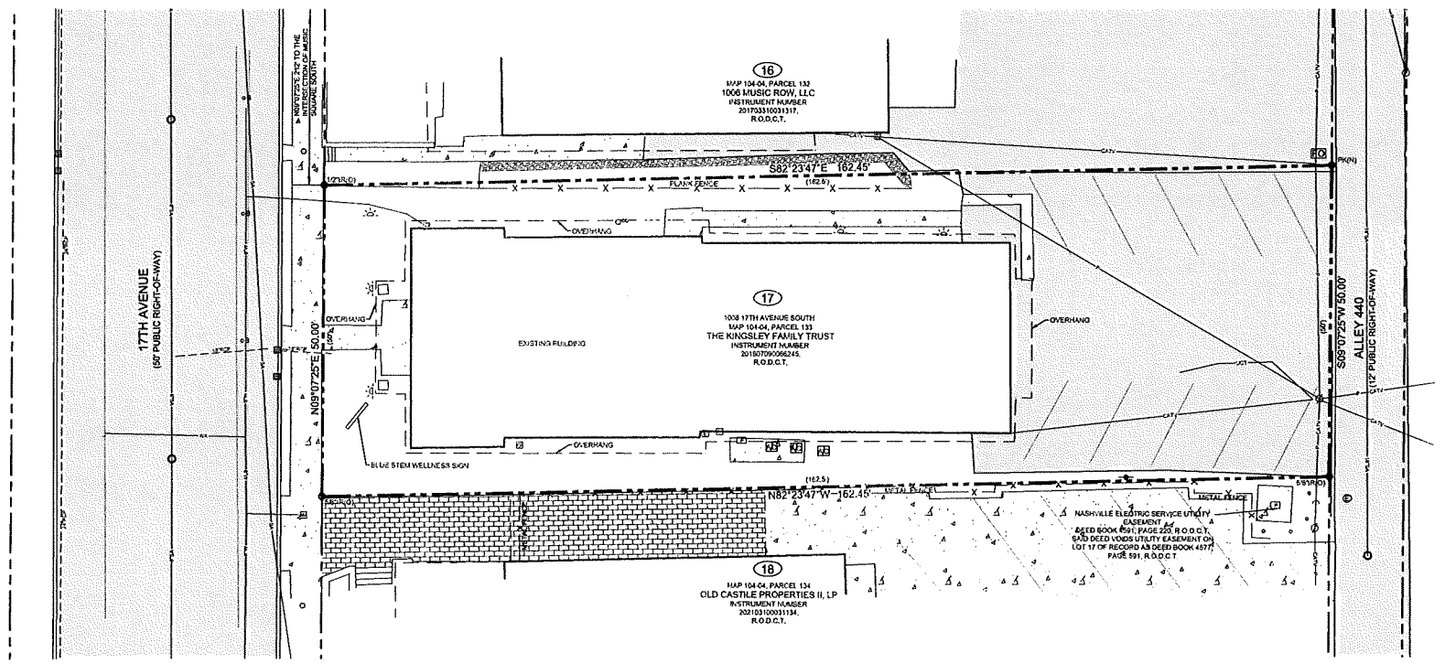
BEING PARCEL NUMBER 133 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 104.04

PLAT REFERENCE

BEING LOT 17 AS SHOWN ON THE FINAL PLAT ENTITLED "PLAN OF MARGARET R. SHIELD'S SUBDIVISION OF LOT NOS. 5 AND 6 OF O.B. HAYES PLAN" OF RECORD IN PLAT BOOK 57, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SEE NOTE 1.

0 20 40



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE R12, TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.
2. THIS PROPERTY IS CURRENTLY ZONED ORI - (OFFICE/RESIDENTIAL INTENSIVE) AND DTA2/D (OVERLAY - URBAN ZONING OVERLAY) PER ORDINANCE BL2007-1426.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0243H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0243, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.
5. DIMENSIONS SHOWN THUS (50') INDICATE RECORD PLAT CALLS.

LEGEND

○IP(O)	IRON ROD (OLD)	-UGT-	UNDERGROUND TELEPHONE LINE
●PK(N)	PK NAIL (NEW) (OTHER STAMPED PER CONSTRUCTION & ASSOCIATES)	-OHP-	OVERHEAD ELECTRIC POWER LINE
WM	WATER METER	-CATV-	OVERHEAD CABLE TELEVISION LINE
CB	CATCH BASIN CURB INLET	-SA-	SANITARY SEWER LINE
SMH	SANITARY SEWER MANHOLE	-GAS-	GAS LINE
SCO	SEWER CLEAN-OUT	-W-	WATER LINE
YS	YARD STANDARD	-X-X-	FENCE
EB	ELECTRIC BOX		ASPHALT SURFACE
TP	TRANSFORMER PAD		CONCRETE SURFACE
BB	BOLLARD		RIPRAP SURFACE
-•-	SIGN		STONE SURFACE
ø	UTILITY POLE	R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
(T)	UTILITY POLE WITH ANCHOR		
GV	GAS VALVE		
(1)	LOT NUMBER		

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.

811 Know what's below. Call before you dig.

TOTAL AREA = 8,117 SQUARE FEET OR 0.19 ACRES±

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,133.

RAGAN-SMITH-ASSOCIATES, INC.

BY: _____
TED J. STEVENSON II TN. R.L.S. NO. 2136

DATE: JULY 10, 2024

DATE OF FIELD SURVEY: JULY 02, 2024

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
PRELIMINARY
WORKING COPY

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com
315 Woodland Street
Nashville, Tennessee 37206
615.244.8591
Ted J. Stevenson II
tstevenson@ragansmith.com

WELLNESS CENTER
FOR
NAN KINGSLEY

1008 17TH AVENUE SOUTH, 17TH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Scale:	1"=20'
Date:	JULY 10, 2024
Approved By:	T.J.S.
Revisions:	

Drawing Title
CATEGORY I BOUNDARY SURVEY

Drawing No.
1 of 1

Project No.
24-0182

20240723005511?8

G:\24-0182\SURVEY\BOUNDARY\24-0182 BOUNDARY.DWG

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of July, 2024.

Affiant Signature
Date 7/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027