This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1162737 DEEDWARRSP
07/26/2024 08:31:30 AM 6 pgs
Fees: $33.00 Taxes: $7,030.00
20240726-0056530

SPECIAL WARRANTY DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
1325 3rd Avenue LLC Attn: Josh Ritter 1325 3rd Avenue North Nashville, TN 37208	New Owner	082-09-0-203.00

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 and sufficiency of which is hereby acknowledged, **MARTHA B. BROWN**, a single woman ("Grantor"), does hereby transfer, sell and convey unto **1325 3RD AVENUE LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located at 1325 3rd Avenue North, Nashville, Davidson County, Tennessee 37208, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 24th day of July, 2024.

GRANTOR:

Martha B. Brown

Martha B. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Martha B. Brown, 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 within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 24th day of July, 2024.

Brittany Britt

Notary Public

My Commission Expires: May 3, 2027

BRITTANY BRITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,900,000.00.

Yvonne Hall

AFFIANT

Subscribed and sworn to before me, this 24th day of July, 2024.

Danielle Dunn

NOTARY PUBLIC

My Commission Expires: May 5, 2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

The land is described as follows:

TRACT I:

Land in Davidson-County, TN, being the southerly 45 feet 2 inches of the easterly part of Lot No. 18 on the Plan of D.T. McGavock's First Addition, of record in Book 10, Page 606-609, Register's Office for said County.

Said part of Lot No. 18 fronts 45 feet 2 inches on the westerly side of Third Avenue, North, formerly College Street, and runs back between parallel lines 177.4 feet, more or less, to an alley.

TRACT II:

Land in Davidson County, TN, being the easterly part of the northerly 50 feet of Lot No. 18 on the Plan of D.T. McGavock's First Addition, of record in Book 10, Page 606-609, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the westerly side of Third Avenue, North, formerly College Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 86 feet, more or less, to the eastern boundary line of the property conveyed to J. C. Neighbors and wife, by deed from C. T. Kyle, of record in Book 1431, page 257, said Register's Office.

Being the same property conveyed to MARTHA B. BROWN by deed from FRANK A. WILK, JR., of record in Book 11003, page 708, dated July 1, 1998, said Register's Office.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2024 and thereafter.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 July 24, 2024.
Date

Affiant Signature

July 24, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

