Karen Johnson Davidson County
Batch# 1229844 DEEDWARR
01/23/2025 03:05:30 PM 6 pgs
Fees: $33.00 Taxes: $15,170.00
20250123-0005430

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
JFC Enterprises, Inc. Attention: Mary Margaret Bourbeau and J. Frank Crowell III P.O. Box 41250 Nashville, Tennessee 37204	105-02-0-444.00	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP 1221 Broadway, Suite 2400, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, MOORE REVOCABLE LIVING TRUST (the "Grantor"), acting by and through its Trustee, Thomas B. Cresswell, Jr., has bargained and sold, and by these presents does transfer and convey to JFC ENTERPRISES, INC. (the "Grantee"), Grantee's successors and assigns, certain property located in Davidson County, Tennessee being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures, and other improvements thereon, and all rights, interests, privileges, and easements appurtenant thereto (the "Property").

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00.

Affiant

Subscribed and sworn to before me this 23 day of January, 2025.

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Notary Public

My Commission Expires:
1/4/2027

This conveyance of the Property is made subject to those matters shown on **Exhibit B** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property known as 1003 8th Avenue South, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the estate, title, interests, appurtenances, and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, Grantee's successors and assigns in fee simple, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenant and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

{Grantor's signature and the accompanying acknowledgement appear on following page}

{Remainder of this page intentionally blank}

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 23rd day of January, 2025.

MOORE REVOCABLE LIVING TRUST

By: Thomas B. Cresswell Jr., Trustee
Name: Thomas B. Cresswell, Jr., Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Thomas B. Cresswell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Trustee of the within named bargainor, MOORE REVOCABLE LIVING TRUST, created under instrument dated January 8, 2024 (Grantor), and that he as said Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of January, 2025.

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Erica Allyn
Notary Public
My Commission Expires:
1/4/2027

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Edgehill Estates, Section 69, as of record in Plan Book 4715, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description thereof.

Said Lot No. 2 fronts 100.0 feet on the westerly side of 8th Avenue South and runs back 242.30 feet on the southerly line and 229.71 feet on the northerly line to a 20 foot alley, on which it measures 98.60 feet, containing .53 acres, more or less.

Being the same property conveyed to DEBORAH H. MOORE, Trustee for MOORE REVOCABLE LIVING TRUST from PATRICK A. MOORE and DEBORAH H. MOORE, husband and wife, by Warranty Deed of record as Document No. 20240110-0002150, Register's Office for Davidson County, Tennessee, on January 10, 2024.

{Permitted Exceptions appear on following page;

Remainder of this page intentionally blank}

PERMITTED EXCEPTIONS

The Property is subject to the following exceptions as contained in the policy of title insurance issued by First American Title Insurance Company and provided to Grantee, at Grantor's expense and approved by Grantee and its legal counsel:

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Plat Book 4715, Page 28, in the Register's Office of Davidson County, Tennessee.

3. Covenants and restrictions contained in section E of Deed of record in Book 4709, Page 238, in the Register's Office of Davidson County, Tennessee.

4. Rights of Two Wheel Moneys, LLC, a Tennessee limited liability company (d/b/a "Music City Indian Motorcycle"), as tenant of the Property, under that certain Second Amended & Restated Commercial Lease Agreement (the "Lease") between said tenant and Moore Revocable Living Trust, as landlord, dated November 29, 2023, and the terms and provisions of said lease.

5. Any facts, rights, interests, or claims that may exist or arise by reason of matters disclosed by that certain ALTA/NSPS (an Urban Land Survey (Category I)) survey conducted and prepared by Brian McCain, P.L.S. and President of Southern Precision Land Surveying, Inc., said survey being dated the 23rd day of January, 2025.

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 1/23/2025

Bainbridge Dillion
Affiant Signature

Date: 1/23/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January 2025.

Jodean M. King
Notary's Signature

Notary's Seal

My Commission Expires: 7/22/2025
Date: 1/23/2025

