WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-8-2028

Karen Johnson
Batch # 1230966
01/28/2025 10 35 51 AM
Fees $13 00 Taxes $8,140 00

Davidson County
DEEDWARR
2 pgs

20250128-0006375

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
644 Fogg Partners LLC	**Same as New Owner**	
(NAME)	(NAME)	**09314031900**
1420 Willowbrook Cir.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REFFELM, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **644 FOGG PARTNERS LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

SITUATED in Davidson County, Tennessee, being Lots 20 & 21 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, as recorded at the Register's Office of Davidson County (RODC) Tennessee, being more particularly described as follows

BEGINNING at an iron rod on the north right of way line of Fogg St being the Southeast corner of Lot 21 on the Map of Ewing and Wetmore's Plan of Lots, in Book 14, Page 202, (RODC), thence along said right of way line, South 88 deg 29 min 17 sec West, 62 00 feet to a nail, thence leaving said right of way, along the line in common With BTT Group, LLC (Instrument NO 201405080039462, RODC), North 02 deg 10 min 32 sec west, 130 00 feet to a nail on the south line of a 10-foot alley, thence leaving said line in common and along the south alley, North 88 deg 36 min 07 sec East, 62 00 feet to a nail, thence leaving said alley and along the line in common with Team Richardson Holding, LLC, south 02 deg 10 min 35 sec East, 129 88 feet to the POINT OF BEGINNING

Containing 8,056 square feet, or 0 185 acres, more or less

Together with Easement Agreement of record in Instrument Number 20110104-0001047, in the Register's Office for Davidson County, Tennessee, as Amended and Restated in Instrument Number 20110721-0055913, in the Register's Office for Davidson County, Tennessee, and as corrected by Scriveners Affidavit of record at Instrument No 20241210-0096022.

Being a portion of the same property conveyed to REFFELM, LLC, a Tennessee limited liability company by Warranty deed from Michael G Borum of record in Instrument No 20240108-0001552 Register's Office for Davidson County, Tennessee, dated January 5, 2024 and recorded on January 8, 2024 (Value or consideration as shown in aforementioned deed $9,450,000 00)

Being a portion of the same property conveyed to REFFELM, LLC, a Tennessee limited liability company by Quitclaim deed from Michael G Borum of record in Instrument No 20240108-0001553 Register's Office for Davidson County, Tennessee, dated January 5, 2024 and recorded on January 8, 2024 (Value or consideration as shown in aforementioned deed $0 00)

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 14, Page (s) 202 and 203, Register's Office for Davidson County, Tennessee
- Terms and conditions of Easement Agreement of record in Instrument Number 20110104-0001047, in the Register's Office for Davidson County, Tennessee, as Amended and Restated in Instrument Number 20110721-0055913, in the Register's Office for Davidson County, Tennessee See Scriveners Affidavit of record at Instrument No 20241210-0096022

• Subject to all matters shown the ALTA Land Title Survey of The Listening Room - Ewing Ave,Project No 23470129, completed by Leah M. Metcalf, Tennessee Registered Land Surveyor No. 3430, with S&ME, on September 1st, 2023.

This is **improved** property known as **644 Fogg Street, Nashville, Tennessee 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this the 24th DAY OF JANUARY, 2025

REFFELM, LLC

BY _____
Chris B. Schoessel
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS B SCHOESSEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of REFFELM, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 24th of January, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212