Karen Johnson Davidson County
Batch# 1232697 DEEDWARRSP
01/31/2025 03:01:30 PM 6 pgs
Fees: $33.00 Taxes: $21,645.00
20250131-0007613

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO: Bradley Arant Boult Cummings LLP (REL) 1221 Broadway, Suite 2400 Nashville, Tennessee 37203	STATE OF Tennessee) COUNTY OF Williamson) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $5,850,000.00. Affiant Subscribed and sworn to before me, this the 30 day of January, 2025. Notary Public My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
1107 8th Ave CA, LLC 1219 4th Ave. S. Nashville, TN 37210	105-02-0-198.00	Same as New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GEORGE CHILDRESS DEZEVALLOS**, an individual resident of the State of Tennessee (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto **1107 8TH AVE CA, LLC**, a Tennessee limited liability company (the "Grantee"), and its successors and assigns, forever, the real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described on Exhibit A attached hereto and incorporated herein.

This conveyance is made subject only to the limitations, restrictions and/or encumbrances set forth on Exhibit B attached hereto (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging, subject only to the Permitted Exceptions, unto the Grantee and his successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, subject only to the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said real property to Grantee, his successors and assigns, against the lawful claims and demands of all persons claiming through Grantor.

[Signature page follows]

[Signature page to Special Warranty Deed]

GRANTOR:

George Childress deZevallos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of said County and State, personally appeared George Childress deZevallos, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name in his individual capacity.

WITNESS my hand and seal at office this 29th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: 10-4-2027

KITTY W. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 04, 2027

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section One Hundred Thirty One Edgehill Estates of record in Plat Book 5800, Page 388, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Lot No. 2, Section One Hundred Thirty One Edgehill Estates as of record in Plat Book 5800, Page 388, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 begins at a concrete monument in the west margin of 8th Avenue South, said point: also being the southeast corner of property conveyed to the Metropolitan Government of Nashville and Davidson County, County, Tennessee; thence along the westerly margin of 8th Avenue South, South 01° 53' 05" East, 213.11 feet to a point; thence South 02° 36' 04" East, 50.06 feet to a point; thence leaving the west margin of 8th Avenue South, North 81° 52' 12" West, 230.28 feet to a point; thence North 02° 54' 21" East, 173.38 feet to a point; thence North 08° 20' 51" East, 8 feet to a point; thence North 81° 30' 09" West, 7.54 feet to a point; thence North 08° 20' 51" East 8 feet to a point; thence North 04° 47' 26" East, 71.15 feet to a point; thence South 81° 41' 19" East 211.31 feet to a concrete monument in the west margin of 8th Avenue South, the point of beginning, containing 57,095 square feet, more or less.

Being the same property conveyed to George de Zevallos, Trustee by Quitclaim Deed of record in Book 6291, Page 871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Childress Dezevallos by Quitclaim Deed of record in Book 8278, Page 898, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.
2. Subject to the 15' minimum building setback line as shown on the Plan of record in Plat Book 5800, Page 388, Register's Office for Davidson County, Tennessee.
3. Restrictions in Warranty Deed of record in Book 6290, Page 871, in the Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants Running with the Land of the Nashville Housing Authority in the Edgehill Urban Renewal Project, Conditions and Restrictions of record in Book 6290, Page 871, as re-recorded in Book 6236, Page 263, Register's Office for Davidson County, Tennessee.
5. Easements retained under Ordinance No. 082-1099 of record in Book 6006, Page 472, in the Register's Office for Davidson County, Tennessee

Tennessee Certification of Electronic Document

I, Al Frazier, 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 on January 30, 2025 (date of document).

Affiant Signature

January 30, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of January, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON