Karen Johnson Davidson County
Batch# 1235163 DEEDWARRSP
02/06/2025 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $33,300.00
20250206-0009288

THIS INSTRUMENT PREPARED BY: Buchalter, a Professional Corporation 1 Music Circle South, Suite 300 Nashville, TN 37203 Attn: Talbott Ottinger	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $9,000,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2025. Notary Public My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
GBF Properties, LLC 345 Hill Avenue Nashville, TN 37210	New Owner	Map 105-7, Parcel 94

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 1420 3rd Avenue Partners, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey unto GBF Properties, LLC, a Tennessee limited liability company ("Grantee"), Grantee's successors, heirs and assigns, certain improved real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1420 3rd Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except as set forth on Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signatures on Following Page(s).*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 6th of February, 2025.

GRANTOR:

1420 3rd Avenue Partners, LLC
a Tennessee limited liability company

By: _____
Lee K. Zoller
Its: President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Lee K. Zoller, the within named bargainor 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 President of 1420 3rd Avenue Partners, LLC, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of February, 2025.

Emily Means
NOTARY PUBLIC

My Commission Expires: 03/09/2025

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2025

BN 86460351v2

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 13 and 19 inclusive on the plan of John Lunsden's Second Addition, as of record in Book 57, Page 116, Register's Office for said County, described together as follows:

Beginning at the southwest corner of Second Avenue, South, formerly Market Street and Gray Street; thence with the Westerly margin of Second Avenue, South, Southwardly 483 feet, more or less to the Northeasterly right of way of the N.C. & St. L. Railroad; thence with the said right of way line, Northwestwardly 520 feet, more or less, to the Southerly margin of Gray Street; thence with said street, Eastwardly 245 feet 9 inches to the beginning.

Being the same property conveyed to 1420 3rd Avenue Partners, LLC, a Tennessee limited liability company, by deed from William C. Sanders, Jr., an individual, of record in Instrument No. 20181226-0125346, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

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 Book 57, Page 116, in the Register's Office of Davidson County, Tennessee.
3. Agreement to widen alley adjacent to Lot 13 currently known as "Gray Street R.O.W." of record in Book 159, Page 150, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by 1420 3rd Avenue Partners, LLC, of record in Instrument No. 201905220048422, in the Register's Office of Davidson County, Tennessee.
5. Rights of others in and to the alley contiguous to the land.
6. Rights of the Railroad Company to expand its right of way to its full charter width.
7. Rights of parties in possession not shown by the Public Records.

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 2 / 4 / 2025

Bainbridge Dillion
Affiant Signature

Date: 2 / 6 / 2025

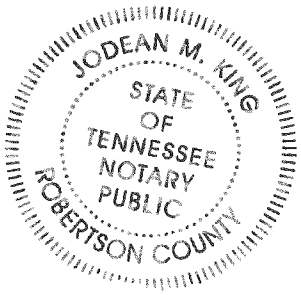
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February 2025 .

Jodean M. King
Notary's Signature

Notary's Seal



My Commission Expires: 7/22/2025
Date: 2 / 6 / 2025