Karen Johnson Davidson County
Batch# 1237980 DEEDWARR
02/18/2025 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $5,772.00
20250218-0011666

Warranty Deed

COURTNEY MOORE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,560,000.00. Affiant Subscribed and sworn to before me, this the 13th day of February, 2025. Notary Public My commission expires: 1·24·2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Southern Sun Concerts, Inc.	New Owner(s)	093-13-3G-002.00-CO
10351 Santa Monica Boulevard, Suite 300		
Los Angeles, CA 90025		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **14TH AVE. LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTHERN SUN CONCERTS, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 725 14th Avenue South, a Horizontal Property Regime, as shown on Exhibit "B" of the Declaration for Homes at 725 14th Avenue South, of record in Instrument No. 20211207-0162040, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Yejia Xue, a married woman by Warranty Deed from Mindy Wright, unmarried, of record in Instrument No. 20210923-0127878, Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 23, 2021.

Being part of the same property conveyed to 14th Ave. LLC, a Tennessee limited liability company by Quitclaim Deed from Yejia Xue of record in Instrument No. 20211207-0162039, Register's Office for Davidson County, Tennessee, dated December 06, 2021 and recorded on December 07, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 725 B 14th Avenue South, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of February, 2025.

14th Ave. LLC, a Tennessee Limited Liability Company

By: _____
Koren Dodson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Koren Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorzied Agent of 14th Ave. LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of February, 2025.

_____
Notary Public

My Commission Expires: 1·24·29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 copy of the original document executed and authenticated according to law on Februarv 13. 2025.

Affiant Signature

17th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

