WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 840,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2025.

Notary Public

COMMISSION EXPIRES: 5/8/26

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1241830 DEEDWARR
02/27/2025 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $3,108.00
20250227-0014605

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1200 Sigler, LLC	Same As New OWner	093-13-0-221
(NAME)	(NAME)	
1001 South Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nashville Orient Ancient And Accepted Scottish Rite Masonic Temple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1200 Sigler, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land in Davidson County, State of Tennessee, being described as follows:

Being the easterly 124 feet 9 inches of Lot No. 86 on the Plan of Singler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville.

Said part of Lot No. 86 fronts 124 feet 9 inches on the northerly side of Sigler Street and runs back between parallel lines, with the westerly margin of 13th Avenue South, formerly Nelson Street, 175 feet to an alley.

Being the same property conveyed to Nashville Orient Ancient And Accepted Scottish Rite Masonic Temple by Warranty Deed from Rev. E. C. Hatcher, and wife, Oretha M. Hatcher of record in Book 3532, page 231, dated March 29, 1963 and recorded April 4, 1963, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1200 Sigler Street** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) 37203 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 25th day of February, 2025.

Nashville Orient Ancient And Accepted Scottish Rite Masonic Temple

By: _____
Billie Robertson, Jr. Vice President

By: _____
Robert Bell, Board Member

By: _____
Frederica Y. Robertson, Treasurer

By: _____
Diane M. Ward, Secretary

By: _____
Francine R. Hollowell, Board Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Billie Robertson, 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 Vice President **of Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple**, (the "Company") the within named bargainor, a Tennessee Non-Profit Corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Organization by himself as the Vice President.

WITNESS my hand and seal this 25th day of February, 2025.

_____
Notary Public
Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert Bell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Board Member of Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple**, (the "Company") the within named bargainor, a Tennessee Non-Profit Corporation, and that as such Board Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Organization by himself as the Board Member.

WITNESS my hand and seal this 25th day of February, 2025.

_____
Notary Public
Commission Expires: 5/8/2028

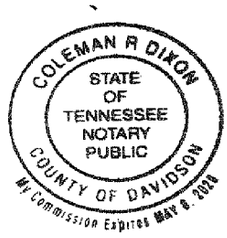
COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Frederica Y. Robertson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Treasurer of Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple,** (the "Company") the within named bargainor, a Tennessee Non-Profit Corporation, and that as such Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Organization by herself as the Treasurer.

WITNESS my hand and seal this 25th day of February, 2025.

Notary Public
Commission Expires: 5/8/2028

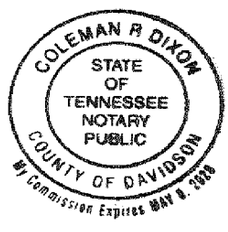


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Diane M. Ward,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Secretary of Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple,** (the "Company") the within named bargainor, a Tennessee Non-Profit Corporation, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Organization by herself as the Secretary.

WITNESS my hand and seal this 25th day of February, 2025.

Notary Public
Commission Expires: 5/8/2028



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Francine R. Hollowell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Board Member of Nashville Orient Ancient and Accepted Scottish Rite Masonic Temple,** (the "Company") the within named bargainor, a Tennessee Non-Profit Corporation, and that as such Board Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Organization by herself as the Board Member.

WITNESS my hand and seal this 25th day of February, 2025.

Notary Public
Commission Expires: 5/8/2028



202502270014605

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 25th day of February, 2025.

Signature 02/25/2025

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed the 25th day of February, 2025.

Notary's Signature

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025

202502270014605