Karen Johnson Davidson County
Batch# 1241863 DEEDWARRSP
02/27/2025 11:14:30 AM 6 pgs
Fees: $33.00 Taxes: $11,100.00
20250227-0014649

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Robert West c/o: DBI Next LLC 1030 16th Avenue South, Suite 305 Nashville, TN 37212 Record & Return To: Robert West c/o: DBI Next LLC 1030 16th Avenue South, Suite 305 Nashville, TN 37212	The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00 Affiant Subscribed and sworn to before me this 25 day of February, 2025. Notary Public My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Eimi Norse, LLC 902 Sutton Hill Road Nashville, TN 37204 c/o Geoffrey Sernyak	(Same)	Map 104-04, Parcel 176 Map 104-04, Parcel 177

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 of which is hereby acknowledged, DAVID B. INGRAM ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to EIMI NORSE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B hereto.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit B hereto. Grantor covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B hereto), but not further or otherwise

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

This is improved property commonly known as: 1100 and 1102 16th Avenue South, Nashville, Davidson County, TN 37212.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 19th day of February 2025, but effective as of February 25, 2025.

GRANTOR:

David B. Ingram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the State and County aforesaid, David B. Ingram, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of February 2025.

Notary Public
My Commission Expires:
11-8-2028

ROBERT L. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. 11-8-2028

EXHIBIT A

Property Description

TRACT I:
Parcel 104-04-0-176.00

The following paragraph describes a tract of land in Davidson County, Tennessee, said tract being that property which was conveyed to Randall J. Wachtler, by Robert L. Scruggs, Trustee, in a Quitclaim Deed of record in Instrument Number, (I.N.) 20090807-0074494, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the easterly margin of 16th Avenue South, the northwest corner of a tract of land which belongs to Randall J. Wachtler, having a deed reference in I.N. 20060804-0095920, RODCT, the southwest corner of this tract and continuing, as follows:

North 08 degrees 50 minutes 57 seconds East, 51.14 feet to an iron pin (new), in the easterly margin of 16th Avenue South; thence with a curve to the right, having a radius of 5.00 feet, an arc distance of 7.73 feet, and a chord bearing and distance of North 53 degrees 09 minutes 06 seconds East, 6.98 feet to an iron pin (new), in the southerly margin of Tremont Street;

thence, South 82 degrees 32 minutes 44 seconds East, 146.70 feet to an iron pin (new), at the intersection of the southerly margin of Tremont Street and the westerly margin of Alley #438;

thence, South 08 degrees 50 minutes 57 seconds West, 56.02 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of said tract of land which belongs to Randall J. Wachtler;

thence, North 82 degrees 32 minutes 44 seconds West, 151.58 feet, to the point of beginning, containing 8,483.19 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018.

TRACT II:
Parcel 104-04-0-177.00

The following paragraph describes a tract of land in the 19th Council District of Davidson County, Tennessee, said tract being that property which was conveyed to Randall J. Wachtler, by Rose T. Palermo, as Trustee for the Molly Hunter Trust, in a Quitclaim Deed of record in Instrument Number, (I.N.) 20060804-0095920, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (old), in the easterly margin of 16th Avenue South, the northwest corner of a tract of land which belongs to Phoenix Restorations, Inc., having a deed reference in I.N. 20080326-0030474, RODCT, the southwest corner of this tract and continuing, as follows:

North 08 degrees 50 minutes 57 seconds East, 60.02 feet to an iron pin (new), in the easterly margin of 16th Avenue South, the southwest corner of a tract of land which belongs to Randall J. Wachtler, having a deed reference in I.N. 20090807-0074494, RODCT;

thence, South 82 degrees 32 minutes 44 seconds East, 151.58 feet to an iron pin (new), in the westerly margin of Alley #438, the southeast corner of said tract of land which belongs to Randall J. Wachtter;

thence, South 08 degrees 50 minutes 57 seconds West, 60.02 feet to an iron pin (new), in the westerly margin of Alley #438, the northeast corner of said tract of land which belongs to Phoenix Restorations, Inc.;

thence, North 82 degrees 32 minutes 44 seconds West, 151.58 feet, to the point of beginning, containing 9,094.56 square feet, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 14, 2018.

Being the same property conveyed to David B. Ingram, an individual, by Quitclaim Deed from Randall J. Watchler, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 08, 2019 of record in Instrument Number 20191212-0128420, Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 12, 2019.

EXHIBIT B

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable: Map/Parcel 104-04-0-176.00 (TR: I).

2. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable: 104-04-0-177.00 (TR: II).

3. All matters shown on Plan of record in Book 182, Page 464, in the Register's Office for Davidson County, Tennessee.

4. Title to that portion of the Property embraced within the bounds of any roads, streets, highways or alleys.

5. All matters shown on that certain ALTA/NSPS Land Title Survey of 1100 & 1102 16th Avenue South, Nashville, Davidson County, Tennessee, prepared by Clint Elliott Survey, P.O. Box 331875, Nashville, TN 37203, with a project ID: 16th Ave S 1100, issued on December 31, 2024, and certified by John S. Patterson, TN RLS # 1829 on December 31, 2024.

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 19. 2025.

Affiant Signature

27th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028