Karen Johnson Davidson County
Batch# 1244001 DEEDWARRSP
03/06/2025 12:43:30 PM 5 pgs
Fees: $28.00 Taxes: $18,870.00
20250306-0016984

File No: TN2406225C

After Recording, Send To:
Novare National Settlement Service, LLC
4400 MacArthur Blvd., Suite 801
Newport Beach, CA 92660
Attention: Alan Petner

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Torris Investments LLC, a Tennessee limited liability company, 1199 Dillard Rd, Bowling Green, KY 42104

Tax Parcel Number: 093-02-3-178.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of 02-27, 2025, by and between **Creative People, LLC, Series 3, a Delaware series limited liability company dated May 17, 2021**, ("Grantor"), of **424 Church Street, Suite 1550, Nashville, TN 37219**, for and in the consideration of $5,100,000.00 (Five Million One Hundred Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Torris Investments LLC, a Tennessee limited liability company**, ("Grantee"), whose tax mailing address is **1199 Dillard Rd, Bowling Green, KY 42104**.

WITNESSETH: That Grantor, for and in consideration $5,100,000.00 (Five Million One Hundred Thousand Dollars and Zero Cents) cash in hand paid, and other good and

valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING PART OF LOT NO. 26 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, NORTH, AS WIDENED, FORMERLY MARKET STREET, AT A POINT 30 FEET SOUTH OF THE SOUTHERLY MARGIN OF BANK ALLEY; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 26 FEET, MORE OR LESS, TO THE CENTER OF A PARTY WALL, THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO W. M. LELLYETT, ET AL., BY DEED FROM THE PENN MUTUAL LIFE INSURANCE COMPANY, OF RECORD IN BOOK 1081, PAGE 131, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CENTER OF SAID PARTY WALL AND THE NORTHERLY LINE OF SAID LELLYETT PROPERTY; WESTERLY 105 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE SAID ALLEY, NORTHWARDLY 26 FEET, MORE OR LESS, TO A POINT 30 FEET SOUTH OF THE SOUTHERLY MARGIN OF BANK ALLEY; THENCE EASTWARDLY 105 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CREATIVE PEOPLE, LLC, SERIES 3, A DELAWARE SERIES LIMITED LIABILITY COMPANY DATED MAY 17, 2021 BY QUITCLAIM DEED FROM DAVID ERNEST MALLOY, AS THE TRUSTEE OF THE 217 CREATIVE TRUST DATED DECEMBER 22, 2016 OF RECORD IN INSTRUMENT NO. 20240315-0017960 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 07, 2024 AND RECORDED ON MARCH 15, 2024.

Property commonly known as: 217 2nd Ave N, Nashville, TN 37201

Parcel ID: 093-02-3-178.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on February 27, 2025:

Creative People, LLC, Series 3, a Delaware series limited liability company dated May 17, 2021

By: 217 Creative Trust, dated 12/22/2016, its Sole Member

By: _____

Name: David Malloy

Its: Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Riverside

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT David Malloy as Trustee of the Sole Member on behalf of **Creative People, LLC, Series 3, a Delaware series limited liability company dated May 17, 2021**, personally known to me or has produced Drive License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of February, 2025.

DALE MICHAEL II
Notary Public - California
Riverside County
Commission # 2453406
My Comm. Expires Jul 16, 2027

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 4th day of March, 2025.

Notary Public

My Commission Expires: 11/08/2027

SEAL: JOHN DAVID CARTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alan Petner, 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 2/27/2025 (date of document).

Affiant Signature

3/5/2025
Date

State of California

County of Orange

Sworn to and subscribed before me this 5th day of March, 2025.

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

Notary's Signature

MY COMMISSION EXPIRES: Feb 28, 2027

NOTARY'S SEAL