This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3703
615 / 373.6910

Karen Johnson Davidson County
Batch# 1244062 DEEDWARRSP
03/06/2025 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $27,010.00
20250306-0017066

| Address New Owner | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| **SRE Chestnut, LLC**<br>Attention: Stephen Songy<br>4322 Harding Pike, Suite 429<br>Nashville TN 37205 | Same | **105-03-0-146.00** |

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value for this transfer is $7,300,000.00

**AFFIANT**

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this ____ day of March 2025.

**NOTARY PUBLIC**

My commission expires: 07.11.2027

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Kirk E. Francis d/b/a Chestnut Street Properties**, a Tennessee sole proprietorship (the "Grantor") has this day bargained and sold and does hereby transfer and convey unto the said **SRE Chestnut, LLC**, a Tennessee limited liability company (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, more particularly described on **Exhibit A** hereto which is incorporated herein.

**This is improved property known as:**

**469 Chestnut Street, Nashville, Davidson County, Tennessee, 37203**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

**WITNESS** my hand this 4 day of March 2025.

**GRANTOR:**

**KIRK E. FRANCIS** d/b/a Chestnut Street Properties

**STATE OF FLORIDA** )
**COUNTY OF** Collier )

**BEFORE ME,** Notary Public, of the State and County mentioned, personally appeared **Kirk E. Francis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name.

**WITNESS** my hand and official seal, at office in Naples, Florida, this 4 day of March 2025.

KASEY GOGIA
Notary Public, State of Florida
Commission No. HH 579711
My Comm. Exp. Aug. 7, 2028

**NOTARY PUBLIC**

My Commission Expires: Aug 7, 2028

## EXHIBIT A

### Legal Description

### Map and Parcel: 105 03 0 146.00

**LAND** located in the Seventeenth Councilmanic District of Davidson County, Tennessee on Chestnut Street (formerly Franklin Street) and Humphreys Street and being more particularly described as follows:

Beginning at a P.K. nail in the southerly right-of-way of Chestnut Street at a northwesterly corner of United Record Pressing, LLC property of record as Instrument No. 20070718-0085473, Registers Office Davidson County (R.O.D.C.), said P.K. nail having 'Tennessee State Plane Coordinate (NAD 83) values of North 659,652.87, East 1,741,007.73 and being the most northeasterly corner of the subject tract.

Thence -with the westerly boundary of said United Record Pressing property, South 30 degrees 35 minutes 11 seconds East, 150.00 feet to the northerly right-of-way of #184 Alley; Thence with said Alley right-of-way South 59 degrees 24 minutes 49 seconds West, 243.78 feet to the northerly right-of-way of Humphreys Street;

Thence with said northerly right of way North 81 degrees 55 minutes 48 seconds West, 50.77 feet to a southeasterly corner of Leslie L. Brown property of record as Instrument No. 20091113-0104773, RO.D.C.;

Thence with the easterly boundary of said Brown property North 30 degrees 35 minutes 53 seconds West, 101.79 feet to the southerly right-of-way of Chestnut Street;

Thence with said right-of-way as follows:

Northeasterly with a curve to the right 76.58 feet, said curve having a radius of 175.00 feet, a central angle of 25 degrees 04 minutes 27 seconds and a chord of 75.98 feet at North 46 degrees 52 minutes 35.5 seconds East;

North 59 degrees 24 minutes 49 seconds East, 209.29 feet to the beginning.

**Containing 41,488 Square Feet or 0.952 acres, more or less.**

**BEING** the same property conveyed to Kirk E. Francis d/b/a Chestnut Street Properties by Warranty Deed dated April 7, 2020, from Kirk E. Francis, as general partner of Chestnut Street Properties, a Tennessee general partnership, and Kirk E. Francis, individually, recorded on May 5, 2020, as Instrument No. 20200505-0046845, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## Permitted Exceptions

1. Taxes for the year 2025 and all subsequent years which are expressly assumed by the Grantee.

2. Subject to all matters shown on the Plan of record in Plat Book 36, Page 117, Register's Office for Davidson County, Tennessee.

3. Subject to all matters as shown on Boundary Survey of Parcel 146, Map 105.03, Exhibit B of Instrument Number 20150615-0056881, Register's Office for Davidson County, Tennessee.

4. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

   Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Associates, dated January 3, 2025, last revised January 17, 2025, and designated as job No. 21118-24:

   a) Utility and drainage lines, with meters, valves, poles and other appurtenances;

   b) Building encroachment from the neighboring property on the southwestern boundary line, by as much as 3.8';

   c) Out building encroachment from the neighboring property on the southwestern boundary line, by as much as 5.4';

   d) Overhead utility line crossing the northeastern corner of the property;

   e) Overhead utility line crossing the northwestern boundary of the property;

## TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the foregoing electronic document – **Special Warranty Deed**, dated **March 6, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **March 6, 2025**.

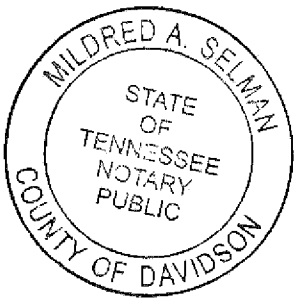
This 6th day of March 2025.

**PATRICIA R. YOUNG**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

**WITNESS** my hand and official seal in Franklin, Tennessee this 6th day of March 2025.




**MILDRED A. SELMAN**, Notary Public

My commission expires: 07.10.2027