Karen Johnson Davidson County
Batch# 1249349 DEEDWARR
03/24/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $10,463.60
20250324-0021631

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,828,000.00.

Cameron Rinsel
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

DONNA L SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-25-2028

2024-12-2429

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Parkville 6309, LLC 10000 NW 75th Street Weatherby Lake, MO 64152	OWNER	Map/Parcel 093-02-3A-003-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JHR Music Loft, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Parkville 6309, LLC, a Missouri Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Those certain premises comprising a portion of the Project known as 219 Market Street Building, as project having been established as a Horizontal Property Regime by Declaration dated April 1, 1979, and recorded in the Register's Office for Davidson County, Tennessee, at Book 5424, Page 27, said premises being more particularly described as follows:

Being Unit Space Labeled as Two (2) the same being the second story of said Project, as shown on the Plan of record in Plat Book 5200, Page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said units and easements through said units appurtenant to the common elements and other units, all as set forth in said Declaration, and the undivided twenty-five percent (25%) interest in each floor appurtenant to said units in all common elements of said project, as described in said Declaration, including the building and land, together with all fixtures, now or hereinafter installed therein or appurtenant thereto, including, but without limiting the scope of the foregoing, all plumbing, heating and air conditioning equipment, appliances, gas and electric fixtures, carpets and linoleum which are or shall be attached permanently to the premises, all of which are and shall be deemed to be fixtures and a part of the realty; all other privileges and appurtenances thereto belonging; and all the rents, issues and profits which may arise or be had therefrom.

Being the same property conveyed to JHR Music Loft, LLC by Warranty Deed Deed from Deward B. Courtney and wife, Rhonda L. Courtney of record in Instrument No. 20180117-0004631 Register's Office for Davidson County, Tennessee, dated January 16, 2018 and recorded on January 17, 2018.

This conveyance is subject to the following: Davidson County property taxes for 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 219 2nd Avenue North, #200, Nashville, TN 37201.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Effective the 18 day March, 2025.

JHR Music Loft, LLC

By: Tina M. Klumpp, Authorized Representative
Tina M. Klumpp, Authorized Representative

STATE OF Delaware
COUNTY OF New Castle

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tina M. Klumpp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Representative of JHR Music Loft, LLC, the within named bargainor, a limited liability company, and that such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand, at office, this 18 day of March, 2025.

Notary Public

My Commission Expires:
08/25/2026

CORY LANCE OLIVER
Notary Public
State of Delaware
My Commission Expires on Aug 25, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3-20-2025.

Date

Affiant Signature

3/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of March, 2025

Notary's Signature

My Commission Expires: January 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON