WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23393-CC

Karen Johnson Davidson County
Batch# 1249440 DEEDWARR
03/24/2025 10:13:30 AM 6 pgs
Fees: $33.00 Taxes: $19,704.35
20250324-0021783

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Elms, LLC 709 South 14th Street Nashville, TN 37206	New Owner	106-01-0-129.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **DW PRODUCTIONS, LLC,** a Tennessee limited liability company, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto the **ELMS, LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include its respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges, and easements benefiting, belonging or pertaining to the Land, and any right, title, and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successors, and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said Property to said Grantee, its successors, and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on the Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21 day of March, 2025.

GRANTOR:

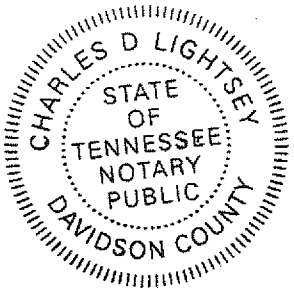
DW PRODUCTIONS, LLC,
a Tennessee limited liability company

By: _____
Danny Whetstone, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danny Whetstone, with whom I am personally acquainted, and who, upon oath, acknowledged himself be the Authorized Member of DW Productions, LLC, the within-named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by the said Danny Whetstone as its Authorized Member.

Witness my hand and official seal this 21 day of March, 2025.



_____
Notary Public
My Commission Expires: 03/03/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,325,500.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me this the 21 day of March, 2025.

CHARLES B LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/03/2026

EXHIBIT "A"

Legal Description of Property

LAND in Davidson County, Tennessee, being a tract of land lying in Nashville, Davidson County, Tennessee, also known as part of Lots 6 and 7 on the Plat of Mrs. Lena Myers Re-subdivision, as of record in Plat Book 161, Page 4, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod on the Southerly right-of-way line of Elm Hill Pike, 80 feet in width at a corner common with Carl Shane, of record in Instrument No. 200605120056126, R.O.D.C., TN; thence, leaving the Southerly right-of-way line of Elm Hill Pike with the Westerly property line of MD Limited Partnership, South 03° 34' 57" West, 274.10 feet to an existing iron rod at the terminus of Alley No. 2072, 18 feet in width; thence, leaving the terminus with the Northerly right-of-way line of Alley No. 2072, North 82° 24' 14" West, 202.99 feet to an existing iron rod at the intersection of Alley No. 2071, 10 feet in width; thence, with the Easterly right-of-way line of Alley No. 2071 and Waynick Properties, LLC, as of record in Instrument No. 200808220086669, R.O.D.C., TN; and along the building seam, North 03° 58' 38" East, 277.22 feet to an existing PK nail on the Southerly right-of-way line of said Elm Hill Pike; thence, with the Southerly right-of-way line of Elm Hill Pike, South 81° 28' 54" East, 201.33 feet to the point of BEGINNING, containing 55,571 square feet (1.276 acres, more or less).

The above legal description was prepared on the basis of an ALTA/ACSM Land Title Survey of 885 Elm Hill Pike dated February 5, 2016, by R. Scott Cherry, Registered Land Surveyor, Tennessee Registration No.1512, Cherry Land Surveying, Inc., 622 West Iris, Nashville, TN 37204, Job No. 16011 MHC.

Being the same property conveyed to DW PRODUCTIONS, LLC, a Tennessee limited liability company, by Warranty Deed from William H. Hawkins and James M. Woodard, Co-Trustees, each independently having the full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary or each other, of record in Instrument No. 20160309-0022365, in the Register's Office for Davidson County, Tennessee, dated March 7, 2016, and recorded on March 9, 2016.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2025, and subsequent years, which are not yet due and payable.

2. Rights of DW Productions, LLC, as tenant only, under an unrecorded lease.

3. All matters shown on the plat of PLAN OF MRS. LENA MYERS SUBDIVISION, as recorded in Plat Book 161, Page 4, Register's Office for Davidson County, Tennessee.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 3/21/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/21/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** March **,** 2025**.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

