Karen Johnson Davidson County
Batch# 1252185 DEEDWARRSP
03/26/2025 08:53:30 AM 6 pgs
Fees: $33.00 Taxes: $23,643.00
20250326-0022510

THIS INSTRUMENT PREPARED BY: **BUCHALTER, A PROFESSIONAL CORPORATION** **1 Music Circle South, Suite 300** **Nashville, TN 37203** **Attn: Talbott Ottinger**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $6,390,000.00. _____ Affiant Subscribed and sworn to before me, this the 25 day of March, 2025. Notary Public: _____ My Commission Expires: _____

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-10-27

SPECIAL WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
1514 Development, GP 209 22nd Avenue South Nashville, TN 37203	New Owner	105 08 0 234.00 and 105 08 0 235.00

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 and sufficiency of all of which are hereby acknowledged, 1514 4th Avenue South Partners, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents do transfer and convey to 1514 Development, GP, a Tennessee general partnership ("Grantee"), together with Grantee's successors and assigns, certain land located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as **1514 and 1516 4th Avenue South, Nashville, Davidson County, Tennessee 37210**.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simply, has good right to convey it, and the same is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances"), Grantor does further covenant and bind itself, its successors and representatives 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 claiming by, through or under Grantor, but not otherwise, except as set forth herein, to which this conveyance is expressly made subject.

[*Remainder of Page Left Intentionally Blank; Signature Page(s) Follow.*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of the 21 day of March, 2025.

GRANTOR:

1514 4th Avenue South Partners, LLC
a Tennessee limited liability company

By: _____
Lee K. Zoller
Its: President

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Lee K. Zoller, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of 1514 4th Avenue South Partners, LLC, a Tennessee limited liability company, and that as such President acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 03/09/2027

EMILY N. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 09, 2027

EXHIBIT A

Legal Description of Property

PARCEL A:

TRACT 1:

BEING LOT NOS. 5, 6, 7 AND 8 ON THE MAP OF MELVILLE WILLIAMS' SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED TOGETHER AS FOLLOWS:

BEING, ON THE WESTERLY MARGIN OF ENSLEY BOULEVARD AT THE CORNER OF LOT NOS. 1 AND 4; THENCE WITH THE WESTERLY MARGIN OF SAID BOULEVARD, SOUTHWARDLY 288 FEET; THENCE NORTHWARDLY 268 FEET, MORE OR LESS, TO THE CORNER OF LOT NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN LOT NOS. 1, 2, 3 AND 4, EASTWARDLY 120 FEET TO THE BEGINNING, INCLUDING BUT EXCLUDING THEREFROM A STRIP OF THE EAST SIDE CONVEYED TO NASHVILLE RAILWAY AND LIGHT COMPANY, BY DEED FROM E.S. SHANNON, ET AL, OF RECORD IN BOOK 314, PAGE 330, SAID REGISTER'S OFFICE.

TRACT 2:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF FOURTH AVENUE SOUTH, SAID POINT BEING 150 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID FOURTH AVENUE SOUTH AND CARNEY OR CASS STREET; AND RUNNING THENCE SOUTHERLY WITH THE MARGIN OF SAID AVENUE 50 FEET TO A POINT; THENCE EASTERLY AND PARALLEL WITH SAID CARNEY OR CASS STREET, 290.4 FEET TO A POINT; THENCE NORTHERLY AND PARALLEL WITH SAID FOURTH AVENUE, SOUTH 50 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH SAID CARNEY OR CASS STREET, 290.4 FEET TO THE BEGINNING.

TRACT 3:

A LOT OR PARCEL OF LAND IN THE CITY OF NASHVILLE, WITHIN THE MAP OF MELVILLE WILLIAMS SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 30, SAID REGISTER'S OFFICE, WHICH PLAN DOES NOT SHOW SAID SUBDIVISION FULLY DIVIDED INTO LOTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A LOT CONVEYED BY MELVILLE WILLIAMS TO MICHAEL CARNEY AND RUNNING THENCE SOUTH ALONG AND WITH THE CENTER OF THE NOLENSVILLE ROAD 50 FEET; THENCE EAST ALONG SARA BURNETT'S LINE 290-4/10 FEET IN THE SAME DEPTH AS THE LOT SOLD TO M. CARNEY; THENCE NORTH 50 FEET TO THE SOUTHEAST CORNER OF CARNEY'S LOT; WEST 290-4/10 FEET TO THE BEGINNING.

TRACT 4:

BEGINNING ON THE EASTERLY MARGIN OF 4TH AVENUE SOUTH, AS WIDENED AT A POINT 200 FEET MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF CARNEY, FORMERLY CASS STREET, SAID POINT BEING THE SOUTHEAST CORNER OF 4TH AVENUE SOUTH AND AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, SOUTHWARDLY 40 FEET; THENCE EASTWARDLY 55 FEET, MORE OR LESS, THE SOUTHWEST CORNER OF THE FIRST TRACT DESCRIBED IN THE DEED TO ISAAC MARKLE AND WIFE, FROM SALLIE

RAINS, ET AL, OF RECORD IN BOOK 423, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SAID MARKLE'S WESTERLY LINE, NORTHWARDLY 40 FEET TO THE SOUTHERLY MARGIN OF SAID ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 56 FEET, MORE OR LESS, TO THE BEGINNING.

TRACT 5:

BEING A VACANT LOT ON FOURTH AVENUE SOUTH, PART OF ENOCH ENSLEY HEIRS SUBDIVISION AND MEASURING 50 X 150 AND IDENTIFIED ON THE METROPOLITAN ASSESSOR'S TAX RECORDS BY FIELD BOOK NO. 15 W 4700, MAP AND PARCEL NO. 150-8-236.

BEING THE SAME PROPERTY CONVEYED TO 1514 4TH AVENUE SOUTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM BAS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED NOVEMBER 13, 2023 AND OF RECORD IN INSTRUMENT 20231113-0088050, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL B:

BEGINNING IN THE CENTER OF FOURTH AVENUE, SOUTH AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO SENOR GREEN, OF RECORD IN BOOK 2802, PAGE 23, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID FOURTH AVENUE, SOUTH, SOUTHERLY 50 FEET; THENCE EASTERLY 145 FEET; THENCE NORTHERLY 50 FEET; THENCE WESTERLY 145 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 1514 4TH AVENUE SOUTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM IRENE C. PARKS, AN INDIVIDUAL RESIDENT OF THE STATE OF TENNESSEE, RECORDED NOVEMBER 14, 2023 AND OF RECORD IN INSTRUMENT 20231114-0088617, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2025 not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.
3. Subject to matters shown on the plat of record in Plat Book 161, Page 30 (as to Parcel A)
4. Matters contained in Deed of record in Book 314, Page 330 (as to Parcel A)
5. Rights of others in and to the Alley contiguous to the Land (as to Parcel A)
6. Temporary Construction and Installation Easement Agreement of record in Instrument No. 20221121-0123229 (as to Parcel A)
7. Temporary Construction and Installation Easement Agreement of record in Instrument No. 20221121-0123223 (as to Parcel B)
8. Rights of the public to the use of that part of the land described herein within the bounds of 4th Avenue S (as to Parcel B)
9. Rights or claims of tenants under unrecorded leases.

I, John Gleaves, 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 March 21, 2025 (date of document).

Affiant Signature

Date: March 21, 2025

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11-06-2028

