THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350222** Karen Johnson Davidson County Batch# 1263233 DEEDWARR 04/22/2025 03:29:30 PM 3 pgs Fees: $18.00 Taxes: $8,695.00 20250422-0030903	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Linda Fehr Affiant Subscribed and sworn to before me, this 22nd day of April, 2025. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Parkville 6309, LLC 10000 NW 75th St. Weatherby Lake, MO 64502	New Owner	Tax Parcel ID No. 093 02 3A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clint Fehr and Linda Fehr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parkville 6309, LLC**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain real estate in Davidson County, Tennessee, described as follows:

Those certain premises comprising a portion of the Project known as 219 MARKET STREET BUILDING, said Project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws dated the 20th day of April, 1978, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5424, Page 27 And Amendments recorded in Book 5424, Page 34; Book 9596, Page 941 and Instrument Nos. 20220429-0049792; 20220513-0055177, said premises being more particularly described as follows:

Unit space labeled No. 1 (being the First floor of said project) as shown on the Plan recorded 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 unit and easements through said unit appurtenant to the common elements and other units, all as set forth in said Declaration, and an undivided 25% interest appurtenant to the unit in all common elements of said project as described in said Declaration including the building and land described below:

Land in Davidson County, Tennessee, being part of Lot No. 26 on the Original Plan of the Town of Nashville, not of record, and being described more particularly as 219 MARKET STREET BUILDING, as shown on Plan of record in Plat Book 5200, Page 153, said Register's Office, as follows:

Beginning at the intersection of the Westerly margin of Second Avenue North (formerly Market Street) and the Southerly margin of Bank Alley and also being the corner of an existing building. Thence, with the Westerly margin of Second Avenue, North and the wall of existing building S 28 deg. 04' 09" E 30.06 feet to the common walls of the herein described property and building owned by George E. Barrett, Trustee, as of record in Deed Book 5052, Page 991, Register's Office for Davidson County, Tennessee; thence, with the common walls of buildings noted above S 61 deg. 50' 29" W 106.52 feet to the Easterly margin of Alley No.15 and corner of building; thence, with the Easterly margin of Alley No. 15 and with building wall N 28 deg. 59' 52" W 30.15 feet to the Southerly margin of Bank Alley and existing corner of building; thence, with the Southerly margin of Bank Alley and with the wall of existing building N 61 deg. 53' 06" E, 107.00 feet to the point of beginning, and containing 3214 square feet or 0.074 acres.

Being the same property conveyed to Clint Fehr and Linda Fehr, by Special Warranty Deed from Larry H. Hagar and Laura Goodall Niewold, of record in Instrument No. 20220701-0076564, in the Register's Office of Davidson County, Tennessee, dated June 29, 2022, and recorded on July 01, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 219 MARKET STREET BUILDING, as recorded in Plat Book 5200, Page(s) 153.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5424, Page 27 And Amendments recorded in Book 5424, Page 34; Book 9596, Page 941 and Instrument Nos. 20220429-0049792; 20220513-0055177.

Subject to the rights of ingress and egress stated in the deed of record in Book 5707, Page 769. Conveyance of the "air space above the roof of the existing building" to The Two Hundred Nineteen Market Street Building, of record in Book 6664, Page 761.

Conveyance of the Lower Story Plan (basement floor) to the Association of Owners of The 219 Market Street Building of record in Book 9970, Page 355.

This is improved property located at 219 2nd Avenue North #100 Nashville TN 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2025.

Clint Fehr by Linda Fehr, Attorney in Fact
Clint Fehr by Linda Fehr as Attorney-in-fact

Linda Fehr
Linda Fehr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda Fehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Clint Fehr and that she is authorized by Clint Fehr to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of April, 2025.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Fehr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2025.

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMM... 09, 2027

Notary Public
My Commission Expires: _____

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-22-25 (date of document).

Date: 4-22-25

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026