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Karen Johnson Davidson County
Batch# 1271616 DEEDWARRSP
05/12/2025 07:58:30 AM 5 pgs
Fees: $28.00 Taxes: $48,179.07
20250512-0036826

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,021,369.80.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2025.

Notary Public

My Commission Expires: 07-18-2028

Address New Owner As Follows:
More on Third LLC
4219 Hillsboro Pike
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
08209033600
08209034400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTINE A. TAYLOR, as Successor Trustee of the William L. Taylor, Jr. Living Trust as established by the Revocable Trust Agreement of William L. Taylor, Jr., dated January 21, 1999**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey

unto **MORE ON THIRD LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 7, 8, 9 and the southerly 89 1/3 feet of Lot No. 10 in D.T. McGavock's First Addition to Nashville, a plan of which is recorded in Plan Book 10, pages 606, 607 and 608, Register's Office for said County, described as follows:

Said Lot Nos. 7, 8, 9 and the southern 89 1/3 feet of Lot No. 10, adjoin and front together 373 feet on the westerly margin of Third Avenue North, and run back 177 feet along the southerly margin, being the northerly margin of Madison Street, and 177 feet along the northerly margin to the easterly margin of an alley on which it fronts 371 feet.

Being the same property conveyed to Christine A. Taylor, as Successor Trustee of the William L. Taylor, Jr. Living Trust, established by the Revocable Trust Agreement of William L. Taylor, Jr. dated January 21, 1999, by deed from Christine A. Taylor, Administrator c.t.a. of the Estate of Ollie T. Taylor, of record as Instrument No. 20250422-0030920, dated April 21, 2025, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being parts of Lots 10 and 11 on the plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, pages 606-609, Register's Office for said County, described as follows:

Beginning on the westerly margin of Third Avenue, North, formerly College Street, at the southwest corner of the property conveyed to Hallie C. Webb and wife, by deed from J. W. Sona et al, of record in Book 1248, page 88, said Register's Office; thence with Webb's southerly line, westwardly 175 feet, more or less, to the easterly margin of an alley; thence with the same, southwardly 49 feet to the northwest corner of the property conveyed to Mamie L. Ryan, by deed from Charles Christopher Ryan, of record in Book 766, page 385, said Register's Office; thence with Ryan's northerly line, eastwardly 175 feet, more or less, to the westerly margin of Third Avenue, North; thence with the same, northwardly 49 feet to the beginning.
Being the same property conveyed to William L. Taylor and wife, Ollie Taylor, by deed from William L. Taylor, Jr., of record in Book 5584, page 572, dated March 27, 1980, Register's Office for Davidson County, Tennessee. The said William L. Taylor died on June 23, 1982, leaving Ollie Taylor as the surviving tenant by the entirety. Ollie Taylor, also known as Ollie T. Taylor, died testate on or about September 11, 1991, devising said property to her husband, William L. Taylor, by will of record in Will Book 176, page 632, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. William L. Taylor, Sr. died on or about June 23, 1982, predeceasing his wife, Ollie Taylor causing his interest to pass to his issue, William L. Taylor, Jr. For further reference, see Affidavit of Heirship of record as Instrument No. 202505120036825__, said Register's Office.

Being part of the same property conveyed to William L. Taylor, Jr., Trustee of the William L. Taylor, Jr. Living Trust, established by the Revocable Trust Agreement of William L. Taylor, Jr., dated January 21, 1999, by deed from William L. Taylor, Jr., of record in Book

11575, page 981, dated July 12, 1999, said Register's Office. William L. Taylor, Jr., having since died on October 29, 2023, and Christine A. Taylor was substituted as Successor Trustee of the William L. Taylor, Jr. Living Trust.

This conveyance is made subject to:

1. 2025 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such 2025 taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom. Grantor shall remain responsible for all taxes and assessments applicable to calendar year 2024 periods and prior, including any rollback, reassessment, or delinquent taxes

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20160208-0011900, Register's Office for Davidson County, Tennessee. (Tracts 1 and Tract 2)

3. Grant of Utility Line Easement to Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20100701-0051599, Register's Office for Davidson County, Tennessee. (Tract 2)

This is improved property known as 1205 and 1223 3rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds herself, her 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, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

[The remainder of this page is intentionally left blank.]

WITNESS my hand this 7th day of May, 2025.

Christine A. Taylor, Successor Trustee of the
William L. Taylor, Jr. Living Trust as established
by the Revocable Trust Agreement of William
L. Taylor, Jr., dated January 21, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CHRISTINE A. TAYLOR, Successor Trustee of the William L. Taylor, Jr. Living Trust as established by the Revocable Trust Agreement of William L. Taylor, Jr., dated January 21, 1999**, 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.

WITNESS my hand, at office, this 7th day of May, 2025.

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

My Commission Expires:

Certificate of Authenticity

I, Melissa Goolz, 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 May 9, 2025.

Date

Affiant Signature

05-09-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 09 day of May, 2025.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)