SPECIAL WARRANTY DEED

JOYCE E ROBINSON
Notary Public - State of Florida
Commission # HH 479884
Expires on January 27, 2028

Notarized remotely online using communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,750,000.00

Michelle Retock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2025.

Notary Public Joyce E Robinson

Date of Expiration: 01/27/2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

C. LOY CARNEY, ATTORNEY AT LAW
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
1124 3RD AVE S, LLC (NAME)	**Same** (NAME)	**105030073.00**
3343 Perimeter Hill Dr. STE 100		**105030074.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	**105030075.00**

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREIG ENTERTAINMENT LLC, a Delaware limited liability Company,** ("Grantor") has/have bargained and sold, and by these presents do/does transfer and convey unto **1124 3RD AVE S, LLC, A Tennessee Limited Liability Company** ("Grantee") his/her/its/their heirs, successors and assigns, that certain tract(s) or parcel(s) of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Map of John Nelson's Addition to Nashville of record in Plan Book 2, Page 182, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the Easterly side of 3rd Avenue South, formerly College Street, and runs back between parallel lines 130 feet, more or less, to an alley, the beginning point on 3rd Avenue South is 120 feet North of the North margin of Chestnut Street.

Tract II:

Being a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

In the 15th ward of the City of Nashville, and being part of Lot No. 20 in John Nelson's Addition to Nashville, beginning on the Easterly side of 3rd Avenue South, formerly College Street, at a point beginning eighty (80) feet Northerly from Chestnut Street, and extends Northerly along 3rd Avenue South forty (40) feet and back between parallel lines Eastwardly one hundred and thirty-one (131) feet to an alley.

Karen Johnson Davidson County
Batch# 1291467 DEEDWARRSP
06/30/2025 08:04:30 AM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20250630-0050994

Tract III:

Land in Davidson County, Tennessee being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Page 182, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the Easterly margin of 3rd Avenue South, formerly College Street, 35 feet Northerly from the Northerly margin of Chestnut Street, being Andrew J Martin's Northwest corner; thence with the Easterly margin of said Avenue, Northerly 45 feet; thence Easterly parallel with Chestnut Street 131 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southerly 45 feet to said Martin's Northeast corner; thence with his Northerly line Westerly 131 feet, more or less, to the beginning.

Each of the three tracts being the same property collectively conveyed to LAYMAN 1128, LLC, a Delaware Limited Liability Company, by deed from CITY LIMITS CONSTRUCTION, LLC, A Tennessee Limited Liability Company, dated April 14, 2017 and recorded April 21, 2017, and being of record in Instrument No. 20170421-0039228, in the Register's Office of Davidson County, Tennessee.

THE SAID 1128 LAYMAN, LLC having since changed its name to DATUM 9 NASHVILLE, LLC, by filing a Certificate of Amendment to the Certificate of Formation of the Company with the Delaware Department of State on May 24, 2017.

THE SAID DATUM 9 NASHVILLE, LLC having since changed its name to GREIG ENTERTAIMENT, LLC, by filing a Certificate of Amendment to the Certificate of Formation of the Company with the Delaware Department of State on July 13, 2021.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that said Grantor is/are lawfully seized and possessed of said property, that Grantor has/have a good and lawful right to sell and convey the same, and that is/are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and current year real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

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

THIS CONVEYANCE IS SUBJECT TO:

- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- All matters shown on plat(s) of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee.
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Donovan Benson, RLS No. 3046, BA Land Professionals on March 13, 2025, last revised June 24, 2025, designated Job No. 25-0180:
  (a) Rights of public in those portions of the Land underlying the sidewalk which encroaches onto the Land along its westerly boundary; and
  (b) Rights of public in that portion of the Land underlying the pavement from Alley #148 which encroaches onto the Land along its easterly boundary.

This ☐ Improved ☒ Unimproved property known as: **Tract 1 – 1122 3rd Ave S, Nashville, TN 37210**
Tract 2 – 1124 3rd Ave S., Nashville, TN 37210
Tract 3 – 1126 3rd Ave S., Nashville, TN 37210

Witness our hands this the 27th day of June, 2025.

GREIG ENTERTAIMENT LLC

By: Michelle Petock
W. GREIG & COMPANY LLC, a Manager-Managed Delaware Limited Liability Company and Sole Member of GREIG ENTERTAIMENT LLC
Michelle Petock, Manager

STATE OF Florida)

COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Petock**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument on behalf of **W. Greig & Company, the Manager of Greig Entertainment LLC**, a Delaware Limited Liability Company, the maker, that he/she is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument by power of attorney for the principal and herein named officer, and on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2025.

Notary Public Joyce E Robinson
My Commission Expires: 01/27/2028

JOYCE E ROBINSON
Notary Public - State of Florida
Commission # HH 479884
Expires on January 27, 2028

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 07/27/2025 (date of document).

Bainbridge Dillion
Affiant Signature

06/27/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2025.

Erica Allyn
Notary's Signature

MY COMMISSION EXPIRES: 01/04/2027

NOTARY'S SEAL

