Karen Johnson Davidson County
Batch # 1305075 DEEDWARRSP
08/01/2025 01:42:57 PM 2 pgs
Fees: $13.00 Taxes: $10,545.00
20250801-0061226

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64136
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
TMEC Nashville, Inc., a Delaware corporation c/o Michelle Fontanez 515 S Flower St., Ste. 1800 Los Angeles, CA 90071	TMEC Nashville, Inc. c/o Michelle Fontanez 515 S Flower St., Ste. 1800 Los Angeles, CA 90071

TAX MAP PARCEL NUMBERS: 10404022600

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,850,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Music Hill, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **TMEC Nashville, Inc., a Delaware corporation,** hereinafter called the **Grantee**, Grantee's heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 24 of of the large lots in the O.B. Hayes Addition to Nashville, a plan of which is of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said Lot is described as follows:
BEGINNING a the Southeast corner of Belmont Avenue, as widened (now known as 16th Avenue South), and Jackson Street (now known as Edgehill Avenue); running thence, southwardly with the East margin of 16th Avenue South, 55 feet to the Northeast corner of that part of said Lot No. 24 conveyed by Lillian L. Parsons to Nannie Seawell by Deed for record in Book 147, page 315, said Register's Office; thence, eastwardly with her line 150 feet, more or less, to an alley; thence northwardly with said Alley 55 feet to Edgehill Avenue; thence, westwardly with the South margin of Edgehill Avenue, 150 feet, more or less, to the BEGINNING.

Being the same property conveyed to Music Hill, LLC, a Tennessee limited liability company, by Warranty Deed from W. Timothy Carroll, as to a 3/4 undivided interest, and A. Wayne Crim, as to a 1/4 undivided interest, dated August 16, 2004 and recorded on August 10, 2004, of record in Inst. No. 20040810-0096202, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2025, a lien not yet due and payable. All matters that would be shown by an accurate survey of the Property. Rights of tenants in possession, as tenants only, under unrecorded leases. Zoning laws and regulations and ordinances, proffers and similar conditions of municipal and other government authorities affecting the Property.

This is improved property, known as 1200 16th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2025.

Music Hill, LLC,
a Tennessee limited liability company

By: _____
Stephanie H. Gore, Managing Member

State of Tennessee

County of Davidson

On this 31st of July, 2025, before me, the undersigned, personally appeared **Stephanie H. Gore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Managing Member of **Music Hill, LLC**, the within named bargainor, a Tennessee limited liability company, and the execution of the foregoing instrument as such managing member for the purposes therein contained, by signing in the name of the limited liability company as managing member.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00.

_____
Affiant

Sworn and subscribed before me this 31st day of July, 2025.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

_____
Notary

My Commission Expires: _____