Karen Johnson Davidson County
Batch# 1306709 DEEDWARRSP
08/07/2025 01:13:30 PM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20250807-0062833

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $8,500,000.00. Subscribed and sworn to before me, this the 6th day of August, 2025. Notary Public My Commission Expires: 7/2/29

AMELIA BYARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
132 Second Avenue N, LLC 1801 West End Ave, Suite 1550 Nashville, TN 37203	132 Second Avenue N, LLC 1801 West End Ave, Suite 1550 Nashville, TN 37203	093-06-2-078.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **132 NORTH LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **132 SECOND AVENUE N, LLC**, a Tennessee limited liability company ("***Grantee***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 132 2nd Avenue North, Nashville, Davidson County, Tennessee 37201.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 6th day of August, 2025.

GRANTOR:

132 NORTH LLC,
a Tennessee limited liability company

By: _____
William W. Miller, Jr. Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, of the state and county aforesaid, personally appeared William W. Miller, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of 132 North LLC, a Tennessee limited liability company, the within named bargainor, and that he as the Sole Member of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 8th day of August, 2025.

_____
NOTARY PUBLIC

My Commission Expires: September 8th, 2025

RYAN COWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

LAND lying and being in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along the said line, extended, a total distance of 213 feet, more or less, to a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the herein described property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

Being also described as follows:

A certain parcel of land in Tennessee lying in Davidson County, in the city of Nashville, more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8 in rebar, 18 inch in length with a plastic cap stamped "KEVIN CROWE TN 1979". All bearings are based Tennessee State Plane Coordinate System, using geoid 09, observed on May 29, 2018.

Beginning at a set PK nail in the northeast right of way line of 2nd Avenue N., being approximately 130' southeast of the centerline intersection of Commerce Street, being a common corner to a lot of Trustees Garden Development, LLC Instrument #20060426-0047973; thence leaving said right of way line and with Trustees Garden Development, LLC N 62°31'09" E a distance of 210.85' to a set PK nail in the southwest right of way line of 1st Avenue N., a common corner to Trustees Garden Development, LLC; thence leaving said lot of Trustees Garden Development, LLC and with said right of way line S 26"52'03" E a distance of 24.39' to a set PK nail in said right of way line, a common corner to the lot of Possum Real Estate Holdings, LLC Instrument #20161123-0124042; thence leaving said right of way line and with Possum Real Estate Holdings, LLC S 62°30'18" W a distance of 210.46' to a set PK nail in said right of way line of 2nd Avenue N., a common corner to Possum Real Estate Holdings, LLC; thence leaving the lot of Possum Real Estate Holdings, LLC and with said right of way line N 27°47'46" W a distance of 24.44' to the point of beginning, having an area of 5,142.5 square feet, or 0.12 acres, according to a survey performed under the direct supervision of Kevin David Crowe, TN PLS 1979.

Being the same property conveyed to 132 North LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20180801-0075391 and by Quitclaim Deed of record in Instrument No. 20180801-00075392, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 21, Page 53, Register's Office for Davidson County, Tennessee.

3. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed on that certain ALTA/NSPS Land Title Survey prepared by Kevin David Crowe, TN RLS No. 1979, with Crowe-Wheeler and Associates, dated July 23, 2025, last revised August 5, 2025, designated as Job No. 25-138alta.DWG

    (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;

    (b) Building setbacks;

    (c) Building crosses over 9.1'-wide alley;

    (d) Building overhang crosses into right of way along 2nd Ave. N. by a distance of 1.8'.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 August 6, 2025 (date of document).

Affiant Signature

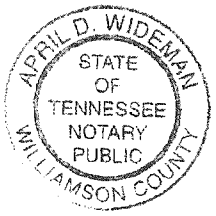
August 7, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2025.

April D. Wideman
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 03/07/2026