Karen Johnson Davidson County
Batch# 1311501 DEEDWARRSP
08/19/2025 08:15:30 AM 6 pgs
Fees: $33.00 Taxes: $7,918.00
20250819-0065916

FROM: RICHARD A. MURPHY

TO: MG STREET HOLDINGS, LLC, a Tennessee limited liability company

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
MG Street Holdings, LLC c/o Adam Leibowitz 5780 Hilderbrand Drive Atlanta, GA 30328	SAME	072-05-0-034.00 072-05-0-035.00 072-05-0-048.00 072-05-0-049.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Attn: Lida Griest, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,140,000.00.

Affiant

Subscribed and sworn to before me, this the 15 day of August, 2025.

Notary Public

My Comm. Expires: 3/22/29

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RICHARD A. MURPHY**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **MG STREET HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein

Said Property is transferred subject to the matters set forth on Exhibit B attached hereto and incorporated herein.

This is improved property known as 3009, 3011, 3014 and 3016 Ambrose Avenue, Nashville, Tennessee 37207.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit B attached hereto and incorporated herein), but not further or otherwise.

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

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this instrument has been executed this 14 day of August, 2025.

GRANTOR:

Julie Burnstein, Attorney in fact

Richard A. Murphy, by Julie Burnstein as attorney-in-fact for Richard A. Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Julie Burnstein, the attorney-in-fact for Richard A. Murphy, the bargainor, with whom I am personally acquainted, and who, being duly sworn, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2025.

Tina Newman

Notary Public TINA NEWMAN

My Commission Expires: 07/06/2026

TINA NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2026

EXHIBIT A

Legal Description

A certain land in Davidson County, Tennessee, being more particularly described:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County.

Said Lot No. 16 fronts 70 feet on the East side of Ambrose Avenue and extends back 212.7 feet between parallel lines to a dead line in the rear.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 70 feet on the Easterly side of Ambrose Avenue, and runs back between parallel lines 212.7 feet to a dead line in the rear, measuring 70 feet thereon.

Tract 3:

Being Lot No. 23 on the Plan of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County to which plat reference is hereby made for a more complete and accurate description of said property.

Tract 4:

Being Lot No. 24 on the Plan of Rothwood, Section 1, as of record in Book 1424, page 134, Register's Office for Davidson County to which plat reference is hereby made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Richard A. Murphy by Warranty Deed from McIntosh-Murphy Partnership, a General Partnership of Richard A. Murphy and G. David McIntosh, Jr., a/k/a Richard Murphy/David McIntosh, Partnership of record in Instrument No. 20040324-0033497, Register's Office for Davidson County, Tennessee, dated January 31, 2004 and recorded on March 24, 2004.

EXHIBIT B

Permitted Exceptions

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

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 134, Register's Office for Davidson County, Tennessee.

3. Subject to a 10' Public Utilities Easement of record in Book 4115, Page 784, in the Register's Office for Davidson County, Tennessee.

4. Subject to a 10' Public Utilities Easement of record in Book 7643, Page 547, in the Register's Office for Davidson County, Tennessee.

5. Subject to a 10' Public Utilities Easement of record in Book 7449, Page 730, in the Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4839, Page 572, in the Register's Office for Davidson County, Tennessee.

7. Any and all matters a true and accurate survey of the Property would reveal.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 14, 2025 (date of document).

Affiant Signature

August 14, 2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2025.

Brandy Catalanotto
Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON