Karen Johnson Davidson County
Batch# 1313938 DEEDWARRSP
08/25/2025 11:09:30 AM 9 pgs
Fees: $48.00 Taxes: $7,992.00
20250825-0067771

Prepared by, and after recording return to:
Schulten Ward Turner & Weiss LLP
Attn: Brandon C. Hardy, Esq.
260 Peachtree St., NW, Suite 2700
Atlanta, Georgia 30303
File No.: 4954.045

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number:
Studio Music Row, LLC PO Box 42 Lexington, TN 38351	Studio Music Row, LLC PO Box 42 Lexington, TN 38351	104 04 0 169.00 **See Attached Exhibit "A"**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 22nd day of August, 2025, by and between **1011 MUSIC ROW, LLC**, a Georgia limited liability company, whose mailing address is **545 Dutch Valley Road, Atlanta, Georgia 30324**, hereinafter grantor, and party of the first part, for $10.00 (Ten Dollars and Zero Cents) in consideration paid grants with covenants of limited warranty to **STUDIO MUSIC ROW, LLC**, a Tennessee limited liability company, hereinafter grantee, party of the second part, whose tax mailing address is **PO Box 42, Lexington, TN 38351**, the real property described in the **Attached Exhibit A.**

WITNESSETH: That for and in consideration $10.00 (Ten Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to those matters described in Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

[Signatures appear on the following page]

[Remainder of the page intentionally left blank]

Executed by the undersigned on August 22, 2025:

1011 MUSIC ROW, LLC,
a Georgia limited liability company

By: 4M REI, LLC,
a Wyoming limited liability company
Its: Sole Member and Manager

By: _____
Name : Maureen Miles
Its: Manager

By: _____
Name : William Walker
Its: Manager

STATE OF Utah

COUNTY OF Weber

a Notary Public of said State and County aforesaid, personally appeared Maureen Mills manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be manager of 4M REI, LLC, a Wyoming limited liability company, the sole member and manager of within named Grantor, Party of the First Part and that he or she executed the foregoing instrument for the purpose therein contained, by signing the name of **1011 Music Row, LLC**, a Georgia limited liability company, by himself or herself as manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company.

Witness my hand and seal, this 21st day of August, 2025

_____
Notary Public

My Commission Expires 05/08/2028

WILLIAM KROLAK
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 737082
COMM. EXP. 05/08/2028

Executed by the undersigned on August 22, 2025:

1011 MUSIC ROW, LLC,
a Georgia limited liability company

By: 4M REI, LLC,
a Wyoming limited liability company
Its: Sole Member and Manager

By: _____
Name : Maureen Miles
Its: Manager

By: W. Walker
Name : William Walker
Its: Manager

STATE OF Tennessee

COUNTY OF Davidson

a Notary Public of said State and County aforesaid, personally appeared Maureen Mills manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be manager of 4M REI, LLC, a Wyoming limited liability company, the sole member and manager of within named Grantor, Party of the First Part and that he or she executed the foregoing instrument for the purpose therein contained, by signing the name of **1011 Music Row, LLC**, a Georgia limited liability company, by himself or herself as manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company.

Witness my hand and seal, this 22 day of August, 2025

Samantha Birdsall
Notary Public

My Commission Expires 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF Tennessee

COUNTY OF Davidson

a Notary Public of said State and County aforesaid, personally appeared William Walker manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be manager of 4M REI, LLC, a Wyoming limited liability company, the sole member and manager of within named Grantor, Party of the First Part and that he or she executed the foregoing instrument for the purpose therein contained, by signing the name of **1011 Music Row, LLC**, a Georgia limited liability company, by himself or herself as manager of 4M REI, LLC. a Wyoming limited liability company, the sole member and manager of **1011 Music Row, LLC**, a Georgia limited liability company.

Witness my hand and seal, this 22 day of August, 2025

Samantha Birdsall
Notary Public

My Commission Expires 1-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$2,160,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of August, 2025.

Affiant

William Walker
Print Name

(Seal)

Notary Public

My commission expires:

9-8-25

Print Name

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Signature Page to Special Warranty Deed
SWTW File No. 4954.045 (1011)

EXHIBIT "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Margaret R. Shield's Subdivision of Lot Nos. 5 and 6 of O.B. Hayes Rokeby, of record in Book 57, page 33, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the westerly side of 16th Avenue South, formerly Belmont Blvd., and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 1011 MUSIC ROW, LLC, A GEORGIA LIMITED LIABILITY COMPANY, by deed from BACK DOOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190723-0072339, dated July 18, 2019, said Register's Office.

EXHIBIT "B"

Exceptions to Special Warranty Deed

1. General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-04-0-169.00.

2. Matters shown on the Plan of record in Plat Book 57, page 33, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Melissa Goelz, 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 22, 2025.

Date

Affiant Signature

August 22, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)

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