Karen Johnson
Batch # 1342328
11/05/2025 03 36 17 PM
Fees $33 00 Taxes $6,549 00
Davidson County
DEEDWARRSP
6 pgs
20251105-0088334

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 **$1,770,000.00** April Bennett Affiant Subscribed and sworn to before me, this the 31st day of October, 2025. Candis Thornton Notary Public My Commission Expires: 1-22-29
THIS INSTRUMENT PREPARED BY Schulman, LeRoy & Bennett, P C 3310 West End Avenue, Suite 460 Nashville, TN 37203	

CANDIS A THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-2

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
2nd Avenue Holdings, LLC **510 Union Avenue** **Knoxville, TN 37902**	093-15-0 293.00 093-15-0 294.00 093-15-0 295.00 093-15-0 296.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,**1055 Second Ave Partner, LLC, a Tennessee limited liability company** ("**Grantor**"), has on this day bargained and sold, and by these presents do hereby transfer and convey unto **2nd Avenue Holdings, LLC, a Tennessee limited liability company** ("**Grantee**"), and his successors and assigns, forever, the real estate located in Davidson County, State of Tennessee ("**Property**"), more particularly described on **Exhibit A** attached hereto and incorporated herein. This is improved property located and known as

Tract 1: **1051 Second Avenue South, Nashville, TN 37210**
Tract 2: **1053 Second Avenue South, Nashville, TN 37210**
Tract 3: **1055 Second Avenue South, Nashville, TN 37210**
Tract 4: **1057 Second Avenue South, Nashville, TN 37210**

This conveyance is made subject to those limitations, restrictions and/or encumbrances listed on **Exhibit B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all the improvements thereon and all rights associated therewith and appurtenances thereto belonging unto the Grantee, his successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as otherwise set forth herein.

GRANTOR FURTHER COVENANTS with Grantee and bind Grantors and Grantors', successors, representatives, heirs and assigns, to warrant specially and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming through or under Grantors (other than claims arising out of the matters set forth on **Exhibit B**), but not further or otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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.

[SIGNATURES ON FOLLOWING PAGE]

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-JC-25-1051-K

SIGNATURE PAGE TO SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and effective as of the 31 day of October, 2025.

1055 Second Ave Partners LLC, a Tennessee limited liability company

By: Eliot Silverman
Its: Managing Member

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 Eliot Silverman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Managing Member of 1055 Second Ave Partners LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Managing Member is executing this document on behalf of said Grantor and is authorized by the Grantor and further has executed the within instrument for the purposes therein contained by signing the name of the Grantor by the said Eliot Silverman as such Managing Member, as Grantor's free act and deed.

Witness my hand and official seal at office, this 24th day of October 2025.

Notary Public
My Commission Expires: 5-3-2027



EXHIBIT A
Legal Description

Tract 1: Map-Par. 093-15-0-296.00
Tract 2: Map-Par. 093-15-0-295.00
Tract 3. Map-Par. 093-15-0-294.00
Tract 4: Map-Par. 093-15-0-293.00

The land is described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 18 and part of Lot No. 17, as shown on the map entitled Paul's Elysian Grove Plan, of record in Plat Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 2:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 19, as shown on the map entitled Isaac Paul's Elysian Grove plan of Lots, in South Nashville, of record in Plan Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 3:

Land in Davidson County, Tennessee, being part of Lot No. 19 and the northerly part Lot No. 20, as shown on the map entitled Isaac Paul's Elysian Grove Plan, of record in Plat Book 1, page 134, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 1055 SECOND AVE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from STEVE KOVACH, IV, of record as Instrument No. 20220401-0038300, dated March 29, 2022, said Register's Office.

TRACT 4

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

Being the Northerly 40 feet of the Southerly 47 feet of Lot No. 20 on the Plan of Paul's Elysian Grove Plan of Lots in South Nashville, as of record in Plat Book 1, Page 134, Chancery Court at Nashville. Said part of Lot No. 20 fronts 40 feet on the Westerly side of 2nd Avenue South, formerly Market Street, and runs back, between parallel lines, 135 feet, more or less, to an alley.

Being the same property conveyed to 1055 SECOND AVE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM GREEN, FELECIA GREEN, BRANDON GREEN, RICARDO GREEN AND CHRISTOPHE JONES, BEING THE HEIRS-AT-LAW OF FRANCES BUCHANAN GREEN (A/K/A FRANCES BUCHANON GREEN), DECEASED, of record Instrument No. 20221122-0123539, dated November 10, 2022, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property taxes for the year 2026 and all subsequent years. The property taxes for 2025 having been paid by the Grantor at closing and prorated between the parties hereto

2. All Matters shown on the Plan of record in Plat Book 1, page 134, said Register's Office.