SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1360227 DEEDWARRSP
12/19/2025 12:53:30 PM 6 pgs
Fees: $33.00 Taxes: $11,840.00
20251219-0101021

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $3,200,000

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2025.

Notary Public

My Commission Expires: _____

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027

THIS INSTRUMENT PREPARED BY:
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
2601 12th Avenue S, LLC 2963 Foster Creighton Drive Nashville, Tennessee 37204	Same	11801003900

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danelese Scalf-Sheffield** ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **2601 12th Avenue S, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns those certain tracts or parcels of land located in Davidson County, Tennessee and described on **Exhibit A** attached hereto (the "**Land**"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "**Property**").

The Property is unimproved property located at 2601 12th Avenue South, Davidson County, Tennessee 37204, and municipally known as Map/Parcel No. 11801003900.

This conveyance is expressly made subject to those matters (the "**Permitted Exceptions**") more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

GRANTOR COVENANTS WITH GRANTEE THAT GRANTOR IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY IN FEE SIMPLE AND GRANTOR HAS A GOOD RIGHT TO CONVEY THE PROPERTY.

GRANTOR FURTHER COVENANTS and binds Grantor and their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (subject to the Permitted Exceptions), but not further or otherwise.

EFFECTIVE this 17 day of December, 2025.

[*Signature page follows*]

SIGNATURE PAGE

TO

SPECIAL WARRANTY DEED

GRANTOR:

Danelese Scalf-Sheffield

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Danelese Scalf-Sheffield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that hes executed the foregoing instrument for the purposes therein contained by signing her name.

WITNESS my hand and office, this 17 day of Dec, 2025.

Notary Public

My Commission Expires:

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-19-2026

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lots No. 5 and 6 on the plan of a subdivision of Lots 8 and 9 in the W.L.B. Lawrence Plan, of record in plan Book 2, Page 124, Chancery Court Clerk's Office for said county. Said lots together forming a single corner property, front together 100.0 feet on the westerly margin of Twelfth Avenue South and extend back between parallel lines, along the southerly margin of Sweetbrier Avenue, 140.00 feet to an alley.

Included, but specifically excluded therefrom is the following described property:

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

Right-of-way acquisition beginning at a point in the present right-of-way of 12th Avenue South, 24.41 feet left of base line station 14+48.05 for Project 02-R-09, on file at the Public Works Department, of Davidson County, Tennessee, said point of beginning: thence northwesterly leaving the present right-of-way and a curve to the left, having a radius of 13.50 feet, an arc distance of 7.25 feet, a chord bearing of North 34 degrees 16 minutes 21 seconds West, a chord distance of 7.17 feet to a point on the present right-of-way of Sweetbriar Avenue; thence South 82 degrees 01 minutes 42 East, 5.31 feet to a point on the present right-of-way of Sweetbriar Avenue and 12th Avenue South; thence, with the present right-of-way of 12th Avenue South, South 10 degrees 58 minutes 39 seconds West, 5.31 feet to the point of beginning. Said portion of land contains 11.20 square feet.

Being the same property conveyed to Danelese Scalf-Sheffield, by Quit Claim deed from Nettie C. Scalf, of record in Instrument Number 20101021-0084259, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All real estate taxes and assessments for 2026 and future years, the liens for such future years not yet due and payable.
2. All matters shown on plat(s) of record in Book 2 Page 124, in the Chancery Court Clerk's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Erica Allyn, 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 12/17/2025 (date of document).

Erica Allyn
Affiant Signature

12/17/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of December, 2025.

Dongelia Davis
Notary's Signature

MY COMMISSION EXPIRES: 1/22/2029

NOTARY'S SEAL

