Karen Johnson Davidson County
Batch# 476268 DEEDWARR
09/15/2020 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20200915-0105419

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00 Affiant Subscribed and sworn to before me, this the 11th day of September, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L.A.N.D. Group, LLC	New Owner	091-14-0-017.01
277 Mallory Station Road		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAELS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being located in the 20th Council District, being part of the Neal and Jennifer Meledandri Property as of record in QC-20160726-0076882, Registers Office for Davidson County, Tennessee (R.O.D.C.T.), and being more particularly described as follows:

Beginning at a concrete monument on the northern right-of-way of Twin Street, said monument being the southeast corner of said Meledandri property, said monument also being the northeast corner of the Neal and Jennifer Meledandri Properly from the State of Tennessee as of record in QC-20190503 0041699 (R.O.D.C.T.), said monument also bearing Tennessee State Plane Coordinates (NAD83) of North: 663076.17, East 1714020.93, said monument also being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+096.600 as depicted on project Number IM-403(121)204;

Thence leaving said Twin Street and with the common line of the said Meledandri properties, North 84 degrees 49 minutes 01 seconds West for a distance of 100.19 feet to a 1/2" Iron Rod capped Elliott on the eastern line of the Wendy Satterwhite Property as of record in DB-20160705-0068424 (R.O.D.C.T.);

Thence with said eastern line of the Satterwhite property North 04 degrees 54 minutes 39 seconds West for a distance of 37.00 feet to a 1/2" Iron Rod (old) on the southern line of

the Cobb Commercial Prop, LLC-Series 10 property as of record in QC-20080214-0015027 (R.O.D.C.T.);

Thence leaving said Satterwhite Properly and with the south line of said Cobb Commercial Prop, LLC-Series 10 properly North 80 degrees 18 minutes 50 seconds East for a distance of 174.14 feet to said Twin Street;

Thence leaving said Cobb Commercial Prop, LLC-Series 10 property and with said northern right-of-way of Twin Street South 25 degrees 22 minutes 32 seconds West for a distance of 47.63 feet to a concrete monument;

Thence with a curve to the right having a radius of 144.19 feet, a chord bearing of South 56 degrees 19 minutes 30 seconds west, a chord distance of 58.03 feet, for an arc length of 58.43 feet to the point of beginning, said tract herein described containing 8,099 S.F. or 0.185 acres more or less and being according to a boundary survey by Clint Elliott Survey dated 7-15-18, Jason Garrett TN RLS #2861.

Tract 2:

Land in Davidson County, Tennessee, being located in the 20th Council District, being part of the right-of-way of Twin Street and being more particularly described as follows:

Beginning at a concrete monument on the northern right-of-way of Twin Street, said monument being the southeast corner of the Neal and Jennifer Meledandri Property as of record in QC-20160726-0076882, Registers Office for Davidson County, Tennessee, said monument also bearing Tennessee State Plane Coordinates (NAD83) of North: 663076.17 East; 1714020.93, said monument also being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+096.600 as depicted on project Number IM-403(121)204;

Thence with a new line through the present State of Tennessee land, South 73 degrees 08 minutes 37 seconds West for a distance of 100.83 feet to a Magnetic Nail (Old) bearing Tennessee State Plane Coordinates (NAD83) of North; 663046.92, East: 1713924.32, said Nail also being the southeast corner of the Wendy Satterwhite Property as of record in DB-20160705-0068424 Registers Office for Davidson County, Tennessee, said Nail also being on the present north right-of-way of said Twin Street;

Thence leaving said Twin Street and with the eastern line of said Satterwhite Property North 04 degrees 54 minutes 39 seconds West for a distance of 38.43 feet to an Iron Rod capped Elliott, said Rod being the southwest corner of said Meledandri Property;

Thence leaving said Satterwhite property and with the south line of said Meledandri Property South 84 degrees 49 minutes 01 seconds East for a distance of 100.19 feet to the Point of Beginning;

Said tract of land being herein described containing 1,895 square feet or 0.043 Acres more or less.

Being the same property conveyed to Neal & Jennifer Meledandri by Quitclaim deed from Jimmy & Janette Byford of record in Instrument No. 20160726-0076882, corrected by Corrective Quitclaim Deed of record in Instrument No. 20190918-0094744, Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 26, 2016.

Being the same property conveyed to Michaels Real Estate, LLC, a Tennessee limited liability company by Warranty deed from Neal Meledandri and Jennifer Meledandri, husband and wife of record in Instrument No. 20200730-0083869 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 505 Snyder Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of September, 2020.

Michaels Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Edward G. Michaels, IV, Sole Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward G. Michaels, IV, Sole Manager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Manager of Michaels Real Estate, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of September, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022