NEW OWNER:

TM Germantown, LLC
1234 6th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 20-439

MAP & PARCEL
082-09-0-268.00

Karen Johnson Davidson County
Batch# 595672 DEEDWARRSP
03/19/2021 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20210319-0036735

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION NINE HUNDRED THOUSAND AND 00/100 DOLLARS ($1,900,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, Christopher R. Little, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TM Germantown, LLC, a Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Certain land in Davidson County, Tennessee, being more particularly described as follows:

Being the northerly 48 feet 2 inches of Lot No. 96 on the Plan of O.T. McGavock's First Addition, as of record in Plat Book 10, Page 606 to 609 inclusive, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 96 fronts 48 feet 2 inches on the easterly side of Sixth Avenue, North, formerly High Street, and runs back between parallel lines, with the southerly margin of Monroe Street, 170.9 feet to an alley.

Being the same property conveyed to Christopher R. Little by Quitclaim Deed from Phillip M. Little of record in Instrument No. 201307220075785 Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 22, 2013.

Being also known as 1234 6th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed

or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way, easements, restrictions, etc., of record, if any

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 15 day of March, 2021.

Christopher R. Little

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Christopher R. Little, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of March, 2021.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$1,900,000.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 15th day of March, 2021.

LISA P CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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