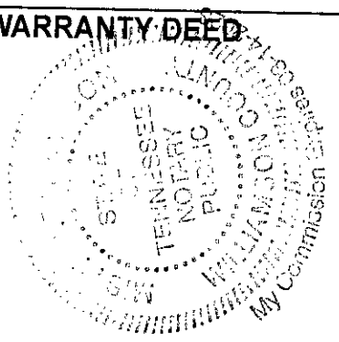
Karen Johnson Davidson County
Batch# 600199 **DEEDWARRSP**
03/25/2021 11:06:37 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20210325-0039359

SPECIAL WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ACDC Commercial Holdings LLC	NEW OWNER	118-11-0-062.00
(NAME)	(NAME)	
2829 Columbine Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Columbine Place Partnership, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ACDC Commercial Holdings LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 32 of Block D on the Plan of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ronald P. Lubovich and wife, Nancy Lubovich, by Warranty Deed from William Howard Baird and wife Brenda Faye Baird, dated October 3, 1983, of record in Book 6151, page 305, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. LuBovich by Quitclaim Deed from Nancy LuBovich, dated April 7, 1988, of record in Book 7537, page 8, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. Lubovich, LLC, by Quitclaim Deed from Ronald P. Lubovich, dated December 18, 1997, of record in Book 10742, page 342, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Columbine Place, LLC, a Tennessee limited liability company, by Warranty Deed from Ronald P. Lubovich, LLC, a Tennessee limited liability company, dated December 18, 2019, of record in Instrument No. 20191219-0131049, Register's Office for Davidson County, Tennessee. Columbine Place, LLC, a Tennessee limited liability company, was converted to a Tennessee general partnership on January 2, 2020 by Articles of Conversion filed of record in the TN Secretary of State Office as Image #: B0780-3265.

Property address: 2829 Columbine Place, Nashville, TN 37204

unimproved ☐

This is improved ☑ property, known as 2829 Columbine Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1130, page 36; sanitary sewer easement of record in Book 4611, page 131; Ingress and egress easement of record in Instrument No. 20210325-0039357; Ingress and egress easement of record in Instrument No. 20210325-0039358; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. 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.

Witness my/our hands this 22nd day of March, 2021.

Columbine Place Partnership

By: Randy J. Wolcott
Its: Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randy J. Wolcott with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Columbine Place Partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at Nashville, Tennessee, seal this 22nd day of March, 2021.

Notary Public
My Commission Expires:

File No.: 33870

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY