SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 658559 DEEDWARRSP
06/16/2021 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $5,735.00
20210616-0081660

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,550,000.00.

Affiant

Subscribed and sworn to me on June 11, 2021.

NOTARY PUBLIC

My commission expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AND UPON RECORDING RETURN TO:
Josiah Reid
BUCHALTER
16435 N. Scottsdale Rd., Suite 440
Scottsdale, AZ 85254-1754

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #'s
Lischey Avenue Partners LLC 4303 Gallatin Pike, St. 103 Nashville, Tennessee 37216	SAME	071-15-0 -248.00 071-15-0-249.00 071-15-0-260.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AMON RINGEMANN, an individual resident of the State of Tennessee, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto LISCHEY AVENUE PARTNERS LLC, a Tennessee limited liability company, **"GRANTEE",** those certain tracts or parcels of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee being Lot Nos. 14 and 15 on the Plan of Highland Land Company Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being unimproved property also known as 1314 Lischey Ave., Nashville, Tennessee 37207 and being identified as Map 071-15-0 Parcel 248.00 on the Tax Assessor's Map for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee being Lot Nos. 8, 9, 10, 11, 12 and 13 on the Plan of Highland Land Company Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being improved property also known as 1310 Lischey Ave., Nashville, Tennessee 37207 and being identified as Map 071-15-0 Parcel 249.00 on the Tax Assessor's Map for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of the Subdivision of the Joe Brown Estate of record in Plat Book 843, Page 107, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a street closing in Ordinance no. 067-176 filed with Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being improved property also known as 1233 Lischey Ave., Nashville, Tennessee 37207 and being identified as Map 071-15-0 Parcel 260.00 on the Tax Assessor's Map for Davidson County, Tennessee.

Tracts I, II and III:

Being the same property conveyed to Amon Ringemann by Deed in Lieu of Foreclosure dated June 5, 2020 from New Beginning Baptist Church of Madison TN, a Tennessee corporation, of record in Instrument No. 20200616-0062105, said Register's Office.

The conveyance of the above described parcel of land is subject to all easements, conditions, restrictions and other matters and agreements of public record.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED (1233, 1310 AND 1314 LISCHEY AVE.)

WITNESS my hand on June 11, 2021.

AMON RINGEMANN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Amon Ringemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he is authorized so to do executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 1, 2021.

NOTARY PUBLIC

My Commission Expires: Jan 8. 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023