6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 710341 **DEEDWARR**
09/07/2021 08:50:21 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210907-0119251

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

David W. McMillan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MB, General Partnership	Studio Bank	10402035200
(NAME)	(NAME)	
115 28th Avenue North	124 12th Avenue South, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Park Edge Properties,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MB, General Partnership,** 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. 7 on the map of A.C. Wilkerson's Subdivision of Lot No. 44 of the Boyd Cockrill Spring Tract as of record in Book 161, Page 44, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 28th Avenue, North, formerly Fairground Avenue, and runs back between parallel lines, 120 feet to an alley.

Being the same property conveyed to David W. McMillan, Linda A. Odom, Judy P. Eron, Brian Garrett and Linda Stere, individually and as partnership d/b/a PARK EDGE PROPERTIES by deed from C. Richard Felts and wife, Joan Mooney Felts of record in Book 6053, Page 298, Register's Office for Davidson County, Tennessee. Thereafter said property was conveyed to PARK EDGE PROPERTIES, A GENERAL PARTNERSHIP by deeds from David W. McMillan in Instrument No. 20171010-0104060, from Linda A. Odom in Instrument No. 20171010-0104064, from Judy P. Eron in Instrument No. 20171010-0104062, from Brian Garrett in Instrument No. 20171010-0104063 and from Linda Stere in Instrument No. 20171010-0104061 all of record in Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 115 28th Avenue North, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 31st day of August, 2021.

Park Edge Properties, a General Partnership

By: David W. McMillan
David McMillan, Managing Partner & Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, David McMillan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Partner & Authorized Agent of Park Edge Properties and that he as such Managing Partner & Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Partner & Authorized Agent.

WITNESS my hand and seal this 31st day of August, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-MB

