Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-1-367

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 725193 DEEDWARR
09/28/2021 11:08:53 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20210928-0130073

WARRANTY DEED

THIS INDENTURE is made and entered into this 27 day of September, 2021 by and between 511 Myatt Dr. LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Brill Enterprises LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in the 11th Councilmanic District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated September 17, 2021, and known as Job No. 210212 as follows:
Beginning at a point, the southwest corner of this tract, on the easterly margin of Myatt Drive (90 from the centerline), said point being the northwest corner of the Lot 1 of Northgate Business Park (Book 6900, pg. 889 R.O.D.C., Tn.), and also being in the center of Dry Creek; thence with the margin of said Myatt Drive N08°59'05"W 43.06' to a witness iron pin set on the bank of Dry Creek; thence continuing with the said margin of Myatt Drive N08°59'05"W 397.06' to an iron pin set; thence with a turnout curve to the right having a radius of 25.00' and a long chord of 34.40', said chord having a bearing of N34°40'24"E a distance along the curve of 37.94' to an iron pin set on the southerly margin of Edenwold Road; thence with said Road N80°33'59"E 52.01' to an existing iron pin; thence with a curve to the left having a radius of 408.10' and a long chord of 51.57', said chord having a bearing of N77°07'51"E a distance along the curve of 51.60' to an iron pin set; thence leaving the said Road and with the line of the Metropolitan Nashville water and sewer property(Inst No. 200904010029452 R.O.D.C., Tn.) S19°50'05"E 434.03' to an existing witness iron pin ; thence continuing S19°50'05"E 52.35' to a point in the center of the said Dry Creek; thence with the center S58°20'47"W 54.10' to a point; thence N89°01'58"W 171.42' to the point of beginning containing 1.92 acres more or less.

Being the same property conveyed to 511 Myatt Drive LLC, a Tennessee limited liability company by Warranty Deed from Ragan Hall III and Henry R. Hall, dated June 25, 2014, recorded July 3, 2014, of record in Instrument No. 20140703-0058626, Register's Office for Davidson County, Tennessee.

This is [ ]improved [X]unimproved property known as: 0 Myatt, Nashville, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

511 Myatt Dr. LLC, a Tennessee limited liability company

By: _____
Hemanth Kumar, Chief Executive Officer

Limited Liability Company
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Hemanth Kumar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Chief Executive Officer** of **511 Myatt Dr. LLC**, the within named bargainor, a limited liability company, and that he/she as such **Chief Executive Officer**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself (or herself) as **Chief Executive Officer**.

Witness my hand and seal, at office in Franklin, TN, this the 27 day of September, 2021.

_____
Notary Public
My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Brill Enterprises, LLC

70 Hamby Dr SE
Marietta, GA 30067

Send Tax Statements to:

New Owner

_____

Map & Parcel: 03410011000

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $375,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27 day of September, 2021.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

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