(1)

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 736272 DEEDWARRSP
10/14/2021 10:21:13 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20211014-0138080

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-20-2024

(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	Same as new owner	118 11 0 068.00
(NAME)	(NAME)	
2828 Bransford Ave		
(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, We, **Columbine Place, 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. 31 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 Ernest W. Cash by Warranty Deed from Richard M. Naive and wife, Kathryn H. Naive, dated July 20, 1989, of record in Book 7898, page 40, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. Lubovich by Quitclaim Deed from Iris Cash, dated September 18, 1996, of record in Book 10255, page 167, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ronald P. LuBovich by Quitclaim Deed from Ernest W. Cash and wife, Iris Cash, dated December 2, 1993, of record in Book 10255, page 168, 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 343, 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 has since been converted to Columbine Place Partnership, a Tennessee general partnership by Certificate of Conversion of record in Instrument No. 20200102-0000320, Register's Office for Davidson County, Tennessee, and Instrument No. B0780-03265, Tennessee Secretary of State.

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; Plat of record in Book 1130, page 36; Restrictions of record in Book 1165, page 627; Articles of Incorporation/Charter of record in Instrument No. 20191217-0130045 and Instrument No. 2020010-0000320; Declaration of Easements of record in Instrument No. 2021025-0039357 and Instrument No. 20210325-0039358, Register's Office for Davidson County, Tennessee.

This is improved ☒ unimproved property, known as 2827 Columbine Place, Nashville, TN 37204

(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 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.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my hand this 12th day of October, 2021.

Columbine Place, a Tennessee general partnership

By: _____
Randy J. Wolcott
Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randy J. Wolcott, the Partner of **Columbine Place, a Tennessee general partnership**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Partner of **Columbine Place, a Tennessee general partnership**, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of October, 2021.

_____
Notary Public

My Commission Expires: 11.20.2024

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY