WARRANTY DEED

Karen Johnson Davidson County
Batch# 795098 DEEDWARR
01/25/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220125-0009031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF January 2022

Notary Public

MY COMMISSION EXPIRES 3-3-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hive Nashville,LLC	New owner	
(NAME) 9005 Overlook Blvd	(NAME) 9005 Overlook Blvd.	104 01 0 328.00 & 476.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **NASHVILLAGE, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIVE NASHVILLE,LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 1:

Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot No. 93, on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), to which Plan reference is hereby made for a more complete description thereof.

PARCEL 2:

Land situated in the 24th Council District of Davidson County, Tennessee, being all of Lot No. 94, on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nashvillage, LLC, by Quitclaim Deed from Nashvillage, LLC, of record in Instrument No. 20201120-0136663, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 20, 2020. (As to Parcel 1)

Being the same property conveyed to Nashvillage, LLC, by Quitclaim Deed from Nashvillage, LLC, of record in Instrument No. 20201120-0136662, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020 and recorded on November 20, 2020. (As to Parcel 2)

Being a part of the same property conveyed to Nashvillage, LLC, by Quitclaim Deed from CSX Transportation, Inc., a Virginia Corporation, of record in Instrument No. 20200807-0088264, in the Register's Office of Davidson County, Tennessee, dated July 29, 2020 and recorded on August 07, 2020. (As to Both Parcels)

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 409-411 McAdoo Avenue, Nashville, TN 37205
(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 hand this 14th day of January, 2022

NASHVILLAGE, LLC

BY: _____

Mehmet Sungur, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Mehmet Sungur, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Member of Nashvillage, LLC the within named bargainor, a limited liability company, and that he as Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 14th day of January, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

_____
Notary Public

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/14/22.

Affiant Signature

1/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of January, 2022

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3.3.2025