Karen Johnson Davidson County
Batch# 806663 DEEDWARR
02/16/2022 10:33:22 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20220216-0017967

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this the 11th day of February, 2022. Notary Public My commission expires: 9/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2607 Whites Creek Pike, LLC	New Owner(s)	059-00-0-131.00
5016 Centennial Boulevard, Ste 200		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD FEDOROVICH**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2607 WHITES CREEK PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the old Joseph Vester Tract of land, being part of Lot No. 1, as of record in Plan Book 2, Page 98, Chancery Court at Nashville, described according to a survey made by John Wilkes, Civil Engineer, October 6, 1936, as follows:

Beginning in the center of Whites Creek Pike at the Southwest corner of said Lot No. 1; thence with the Southerly line of said lot, North 56 1/4 degrees, East 400 feet; thence Northwestwardly 165 feet; thence Southwestwardly 400 feet to the center of said Pike; thence with the center of said pike, South 36 3/4 degrees East 145 feet to the beginning.

Being the same property conveyed to Fed Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Isaac L. Lester and wife, Eileen W. Lester, of record in Instrument No. 20160126-0007190 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 26, 2016.

Being the same property conveyed to Edward Fedorovich by Quitclaim Deed from Fed Development, LLC of record in Instrument No. 20211018-0139785 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 18, 2021.

This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2607 Whites Creek Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2022.

Edward Fedorovich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Edward Fedorovich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2022.

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25