Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **417,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/22/2022** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4337

Karen Johnson Davidson County
Batch# 835646 **DEEDWARR**
04/06/2022 12:35:54 PM 2 pgs
Fees: $13.00 Taxes: $1,544.75
20220406-0039919

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Props, LLC	Same	**094-02-0-185.00**
(NAME) **1912 Eastside Avenue**	(NAME) 1519 Amesbury Ln	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) Franklin , TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mack Props, 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:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being Lot No. 23 on the Plan of United Electric Railway Company Plan of Lots of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Music City Holdings, LLC, recorded March 30, 2021, in Instrument Number 20210330-0041776, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1912 Eastside Avenue, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **March, 2022**.

508 Investors, LLC

Theodore J. Bertuca, Member

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of 508 Investors, LLC, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC.

WITNESS my hand and official seal this 22nd day of March, 2022.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26