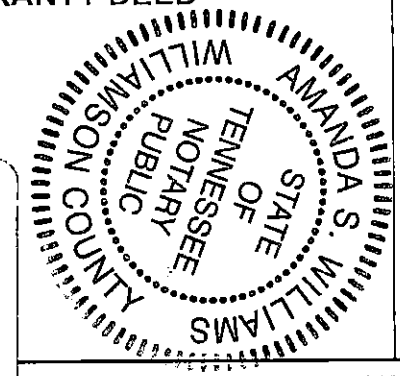
(1)

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 11.20.2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 847238 DEEDWARR
04/28/2022 12:06:41 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50

20220428-0049292

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
Steve Bussell	NEW OWNER	118-11-0-024.00
(NAME)	(NAME)	
6349 Wildwood Dr		
(ADDRESS)	(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, **ACDC Commercial Holdings LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Bussell, a married man,** 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. 5, Block B, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 5 fronts 69.5 feet on the easterly side of West Iris Drive and runs back between lines 144.97 feet on the north line and 151.3 feet on the south line, to the west line of Lots 28 and 29, the plan not showing the length of said rear line.

Being the same property conveyed to ACDC Commercial Holdings LLC, a Tennessee limited liability company, by Warranty Deed from Daniel M. Frizsell and Susan Frizsell, husband and wife, dated April 23, 2019, of record in Instrument No. 20190426-0038580, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 646 West Iris Drive, 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 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/our hands this 26th day of April, 2022.

ACDC Commercial Holdings LLC

By: Adam Cottrill
Its: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Adam Cottrill with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of ACDC Commercial Holdings LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and official at Brentwood, Tennessee, seal this 26th day of April, 2022.

Notary Public
My Commission Expires: 11-20-2024

File No.: 35893

