Karen Johnson Davidson County
Batch# 885261 DEEDWARR
07/07/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $8,014.20
20220707-0078208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 2,166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Limitless Road, LLC, a Tennessee limited liability company	New Owner	118-11-0-055
(NAME) 16000 Ventura Blvd, Suite 520	(NAME)	
(ADDRESS) Encino, CA 91436	(ADDRESS)	
(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,

BCK INVESTMENTS PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LIMITLESS ROAD, 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 "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, said Register's Office reference hereby made for a more complete and accurate description of said property.

Being the same property conveyed to BCK Investments Properties, LLC, a Limited Liability Company by Deed dated October 23, 2017 from Naylor Properties, LLC, recorded October 25, 2017, in Instrument Number 20171025-0109342, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2817 Bransford Avenue, Nashville, TN 37204

LT&E File #19127

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 hand(s) this 30th day of June, 2022

BCK Investments Properties, LLC, a Tennessee Limited Liability Company

By: _____
Peter Hartung, Member

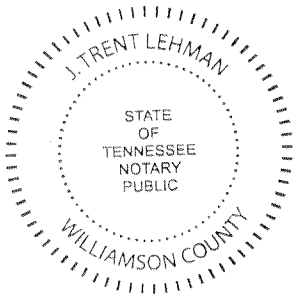
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me a Notary Public of the state and county mentioned, personally appeared Peter Hartung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of BCK Investments Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Peter Hartung as such 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 seal this 30th day of June, 2022.

_____
Notary Signature

My commission expires: 11/3/25



LT&E File #19127

True Copy Certification

I, **Diane March,** 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 this the 30th day of June, 2022.

Affiant Signature
Date 06/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 