Prepared by and return to:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-528 WEP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 899337 DEEDWARR
08/05/2022 10:36:20 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220805-0089260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August 2022

Notary Public

MY COMMISSION EXPIRES: 9-8-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 300 S Walnut Bend, Suite 3, Cordova, TN 38018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
White Eagle Properties LLC, a Tennessee Limited Liability Company	White Eagle Properties LLC	05811017400
(NAME)	(NAME)	
528 Judd Drive	528 Judd Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37128	Nashville TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Behemoth Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **White Eagle Properties 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. 99, on the plan of Section 3, Royal Hills, of record in Book 4860, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 99 fronts 75.00 feet on the Northerly margin on Judd Drive and extends back 123.74, feet on the Easterly line and 160.81 feet on the Westerly line to a broken line in the rear measuring 125.78 feet thereon.

Being the same property conveyed to Behemoth Investment Group, LLC, a Tennessee limited liability company, from Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed dated February 23, 2022, recorded March 23, 2022, in Instrument No. 20220323-0033303, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 2022 County Taxes, which are not yet due and payable. Subdivision Restrictions, Building Lines and Easements of record at Plat of Section 3, Royal Hills, as recorded in Plat Book 4860, Page(s) 47; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4950, Page 530 all of record in the Register's office of Davidson County, Tennessee.

File Number: MEM-2208116SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 528 Judd Dr, Nashville, TN 37218

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, has 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 our hands this 25 day of July, 2022

Behemoth Investment Group, LLC

BY: _____
Robert Shannon
Authorized Member

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Authorized Member of Behemoth Investment Group, LLC., the within-named bargainor, a Tennessee limited liability company, and that she/he as such Authorized Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the association by herself/himself as such Authorized Member.

Witness my hand and official seal, this the 25th day of July, 2022.

_____
Notary Public

My Commission Expires:

(SEAL)

VIRGINIA J. BARNETT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-30-2024

File Number: MEM-2208116SSO