Karen Johnson Davidson County
Batch# 931137 DEEDWARR
10/18/2022 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20221018-0113754

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $2,200,000.00.

Affiant

Subscribed and sworn before me this the 14th day of October, 2022.

Notary Public
My commission expires:

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Pennock Avenue Holdings, LLC | Pennock Avenue Holdings, LLC | 071-15-0-164.00 |
| 5000 Weatherford Pass | 5000 Weatherford Pass | |
| Franklin, TN 37064 | Franklin, TN 37064 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1300 PENNOCK AVENUE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PENNOCK AVENUE HOLDINGS, LLC, A TENNESSEE LIMITED LIABLITY COMPANY hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. "E" and 271, 272 and 273 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. "E" fronts 15 feet on the Westerly side of Pennock Avenue and runs back between parallel lines, with the Northerly margin of Ligon Avenue, 175 feet to an alley. Said Lot Nos. 271, 272 and 273 front 25 feet each on the Westerly side of Pennock Avenue and run back between parallel lines 175 feet to an alley.

Included in the above described description, but expressly excluded in this conveyance is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8216, Page 372, said Register's Office.

Being the same property conveyed to RSC, LLC, a Tennessee Limited Liability Company by Warranty deed from Cumberland Advisory Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190205-0010871 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 05, 2019.

Being the same property conveyed to 1300 Pennock Avenue Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from RSC, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210812-0109058 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1300 Pennock Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of October, 2022.

1300 Pennock Avenue Holdings, LLC

BY: Vernon T Keesee Jr. MANAGER
Thomas Vernon Keesee, Jr, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas Vernon Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MANAGER of the within named bargainor, 1300 Pennock Avenue Holdings, LLC, and that HE, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of 1300 Pennock Avenue Holdings, LLC by the said Thomas Vernon Keesee, Jr. as such MANAGER.

Witness my hand and official seal this 14th day of October, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Maria C. Moore, 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 October 14, 2022 (date of document).

Maria C Moore
Affiant Signature

10-17-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2022.

Mary Charles Davis
Notary's Signature

MY COMMISSION EXPIRES: May 9, 2026

NOTARY'S SEAL

