Karen Johnson Davidson County
Batch# 945982 DEEDWARR
11/30/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,462.35
20221130-0125455

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,500.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2022.

Notary Public
My commission expires: 4-19-22

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Wong **Austin Lott**	**SAME**	**04000016300**
1002 Battlefield Dr		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

Blueroad Fontanel, LLC

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

David Wong and Austin Lott

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 more particularly described, as follows:

Beginning at an iron pin in the east right of way (60 feet right of way) of Whites Creek Pike on the south side of a drainage ditch 0.35 mile south of Old Hickory Boulevard, said pin being a corner to W. H. Thompson; thence, with said Thompson South 81 deg. 56 min. 26 sec. East 782.52 feet to an iron pin on the north side of said drainage ditch and near the west bank of Whites Creek; thence, crossing said Creek South 52 deg. 16 min. 58 sec. East 136.05 feet to an iron pin in the east bank of Whites Creek, a corner to said Thompson and William Sullivan; thence, with said Sullivan South 2 deg. 16 min. 32 sec. West 213.53 feet to a point in the east edge of said Creek, a corner to Ken Dudney; thence, with said Dudney and crossing said Whites Creek (passing a reference iron pin on the west bank of said Creek at 59.38 feet) North 81 deg. 57 min. 03 sec. West 837.62 feet to an iron pin in the east right of way of said Whites Creek Pike, a corner to said Dudney; thence with said right of way and a curve concave to the left, whose radius is 9153.878 feet, a distance of 60.00 feet to an iron pin; thence, continuing with said right of way North 8 deg. 48 min. 08 sec. West 232.44 feet to the point of beginning, containing 5.48 acres, more or less.

Being a portion of the same proeprty conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quitclaim Deed from Fontanel Properties, LLC, a Tennessee limited liability company, dated April 17, 2019, of record in Instrument No. 20190418-0035939, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Special Warranty Deed from Fontanel Properties, LLC, a Tennessee limited liability company, dated February 20, 2019, of record in Instrument No. 20190221-0016001, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4241 Whites Creek Pike, Nashville, TN 37189.

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 in 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.

Blueroad Fontanel, LLC

Date: 11/28/22

Timothy Farrell, Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY FARRELL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC and that he is authorized by PFS Holdings, LLC, Blue Road Fontanel Manager, LLC, Blue Road Fontanel Holdings, LLC, and Blue Road Fontanel, LLC to execute this instrument on its behalf.

Witness my hand this 28th day of **November , 2022.**

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Heedom, 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 11/28/22.

Date

Affiant Signature

11/28/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 28 day of November, 20 22.

Notary's Signature

My Commission Expires: 4-19-22

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY