# WARRANTY DEED

Karen Johnson Davidson County
Batch# 950816 DEEDWARR
12/13/2022 09:52:05 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20221213-0129182

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| E3 Construction Services, LLC | E3 Construction Services, LLC | |
| (NAME) 2804 Clifton Ave | (NAME) 2804 Clifton Ave | TRACT 1: 070-07-0-014.00<br>070-07-0-014.00 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37209 | |
| (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, **BLACK STAR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E3 CONSTRUCTION SERVICES, 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:

**TRACT 1: A lot or parcel of land in the 13th formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot 17 on the Map showing subdivision of J.A. Spurlock's Lands, made April 21, 1925, by Erie Drake, County Surveyor for said County, not of record, described according to a survey made by E.R. Southgate and Son, Surveyors, February 13, 1946, as follows: Beginning at a stake on the southerly margin of Young's Lane, 696.6 feet west of the intersection of said lane with the center line of Buena Vista Pike; thence with said lane, south 69 1/2 deg. west 70 feet to a stake; south 22 deg. east 308.5 feet to a stake North 69 deg. 30' east 85 feet(Erroneously stated as "69 deg. 30' east 85 feet" in previous deeds) to a stake in the westerly margin of right-of-way; thence with said right of way, north 24 1/2 deg. west 311 feet to the beginning. Included in the above description but specifically excluded therefrom is the property conveyed to METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, of record in Book 8324, page 880, said Register's Office.**

**TRACT 2: Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, and being part of Lot No. 17 on Map showing the subdivision of J.A. Spurlock Lands, not of record, described according to a survey made by George W. Watkins, Surveyor, October 22, 1957, as follows: Beginning on the westerly margin of lane at the southeast corner of the property conveyed to George R. Allen and wife, by deed from Mai Shaw and husband, of record in Book 1453, Page 127, Register's Office for said County thence with said line, South 24 deg. 10' east 220.7 feet to an iron pin; thence South 68 deg. 30' west 93.5 feet to an iron pin; thence North 22 deg. 223 feet West (Erroneously stated as "North 22 deg. 223 feet" in previous deeds) feet to an iron pin; thence North 69 deg. 30' east 85 feet to the beginning containing .45 of an acre, more or less.**

**Being the same property conveyed to Kudzhu Real Estate, Inc. by Warranty Deed from Shirley Ann Smith, unmarried, of record in Instrument No. 20160617-0061772 Register's Office for Davidson County, Tennessee, dated June 15, 2016.**

**Being the same property conveyed to Black Star Holdings, LLC by Special Warranty Deed from Kudzu Real Estate, Inc., of record in Instrument No. 20220324-0034258 Register's Office for Davidson County, Tennessee, dated March 24, 2022.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1016 B West Trinity Lane, Nashville, TN 37218
(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 hand this 7th day of December, 2022

BLACK STAR HOLDINGS, LLC

BY: _____

MICHAEL IVESTER, MEMBER

BY: _____

JACK MONTAGUE, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Michael Ivester and Jack Montague, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Members for Black Star Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that they are the Members of executed the foregoing instrument for the purpose therein contained by personally signing the names of the limited liability company as Members.

Witness my hand and official seal this 7th day of December, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

BES22-1016