WARRANTY DEED

Karen Johnson Davidson County
Batch# 954357 DEEDWARR
12/22/2022 09:19:08 AM 2 pgs
Fees: $13.00 Taxes: $8,695.00

20221222-0131977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/20/24 (AFFIX SEAL)

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

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
1705 Division, LLC	Same	
702 E. College Street, Ste 260 ~~1705 Division Street~~ (NAME)	(NAME)	09216034200
Dickson, TN 37055 ~~Nashville, TN 37203~~ (ADDRESS)	(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, **DIVISION STREET ASSOCIATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1705 DIVISION, 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 LOCATED IN THE 19TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF DIVISION STREET, 101.5 FEET EAST OF 18TH AVENUE SOUTH, SAID LAND BEING LOT 1, MAP SHOWING SUBDIVISION OF LOTS 130 & 131, IN O.B. HAYES PLAN OF SMALL LOTS, BOOK 547, PAGE 40 R.O.D.C., TN DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF DIVISION STREET, A 44 FOOT WIDE (FIELD MEASURED) PUBLIC R.O.W. , SAID ROD BEING THE NORTHEAST CORNER OF LOT 2, MAP SHOWING SUBDIVISION OF LOTS 130 & 131, IN O.B. HAYES PLAN OF SMALL LOTS, (BOOK 547, PAGE 40 R.O.D.C., TN) OWNED BY GILDA'S CLUB MIDDLE TENNESSEE (INSTRUMENT # 20210326-0039934 R.O.D.C., TN) WHICH IS LOCATED N 52°49'28" E 101.5 FEET FROM THE SOUTHEAST R.O.W. INTERSECTION OF 18TH AVENUE SOUTH AND SAID DIVISION STREET AND THE NORTHWEST CORNER OF LOT 1 OF SAID O.B. HAYS PLAN, THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID SOUTHERLY MARGIN OF DIVISION STREET

N 52°49'28" E 115.50 FEET TO A CHISELED "X" IN CONCRETE AT THE INTERSECTION OF SAID DIVISION STREET AND METRO ALLEY # 442, A 16 FOOT WIDE PUBLIC R.O.W.; THENCE WITH THE WESTERLY MARGIN OF SAID ALLEY S 08°49'09" W 162.84 FEET TO A MAG NAIL (NEW) AT A BRICK RETAINER WALL AT A CORNER TO SAID GILDA'S CLUB LAND; THENCE LEAVING SAID ALLEY R.O.W. WITH SAID GILDA'S CLUB LAND N 36°21'05" W 113.14 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 6532.96 SQ. FT. OR 0.15 ACRES MORE OR LESS ACCORDING TO AN

ALTA / NSPS LAND TITLE SURVEY DATED 11-28-2022 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to Division Street Associates, LLC, a Tennessee limited liability company, by Warranty Deed from Ray Tarkington of record in Instrument No. 20151202-0121483, in the Register's Office for Davidson County, Tennessee, dated December 2, 2015, and recorded on December 2, 2015.

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 1705 Division Street, Nashville, TN 37203
(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 20 day of December, 2022.

DIVISION STREET ASSOCIATES, LLC

BY: _____

CHRISTOPHER F. HARWELL, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Christopher F. Harwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Division Street Associates, LLC the within named bargainor, a limited liability company and that he 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 official seal this 20 day of December, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires:

_____
Notary Public