Karen Johnson Davidson County
Batch# 954374 DEEDWARR
12/22/2022 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,450.40
20221222-0132005

Prepared By

Name: Rob Laser, Laser Law Firm, PLC
Address: 300 James Robertson Pkwy, 402
Nashville
State: TN Zip Code: 37201

After Recording Return To
Name: BLB Ventures, G.P.
Address: 1116 Ridgecrest Rd.,
Kingston Springs,
State: TN Zip Code: 37082

MAP PARCEL NO: 082-07-0M-009.00-CO

The actual consideration or value, whichever is greater, for this transfer is:
$392,000.00

Affiant

Subscribed and sworn before me, this the 20th day of December 2022

Notary Public

Send tax bills to New Owner:

New Owner: BLB Ventures, G.P.
1116 Ridgecrest Rd.,
Kingston Springs, TN 37082

KIM COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

WARRANTY DEED

For and in consideration of the sum of ONE DOLLAR, cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, The 829 LLC, a Tennessee Limited Liability Company, (hereinafter known as the "Grantor") have bargained and sold, and by these presents do transfer and convey unto BLB Ventures, G.P., a Tennessee Partnership, remises, releases and forever quitclaims to BLB Ventures, a Tennessee General Partnership (hereinafter "Grantee"), located at 1116 Ridgecrest Rd., Kingston Springs, TN 37082, all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 9 on the Plan of the Hendrix, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for the Hendrix, as set forth in Exhibit "B" of record in Instrument No. 20200128-0010264, as amended by Instrument No. 20220901-0098499, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Luther E. Cantrell, Jr. and Hattie M. Cantrell, as tenants in common, by deed from Mary C. McWhirter and Carla McWhirter, filed in Instrument No. 20060601-0064617, said Register's Office. The said Hattie M. Cantrell having since died, pursuant to her Last Will and Testament, No. 13-185, title now

vests in Luther E. Cantrell Jr. and Bobbie Sue Cantrell Vanlandingham. Also see Affidavit of Heirship and Conveyance of interest filed in Instrument No. 20140226-0016578 and 201402265-0016577, said Register's Office.

Being a portion of the same property conveyed to Luther E. Cantrell, Jr. by Quitclaim deed from Bobbie Sue Cantrell Vanlandingham of record in Instrument No. 20180206-0012027 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to James M. West and Wife, Valorie West by Warranty Deed from Luther E. Cantrell, Jr., married of record in Instrument No. 20180206-0012028 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 06, 2018.

Being a portion of the same property conveyed to the 829 LLC, A Tennessee Limited Liability Company by Warranty Deed from James M. West and wife, Valorie West of record in Instrument No. 20180801-0075459 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The Address of the herein described property is believed to be 402 Cleveland Street #9, Nashville, TN 37207, or 400 Cleveland Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 20th day of December 2022

The 829 LLC, Grantor, By:

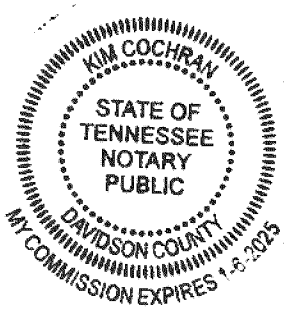
Eric Brasher, Member and Authorized Signer, on behalf of The 829 LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Brasher, whose name is signed to the foregoing instrument, and who appeared before me and proved his identity to me on the basis of satisfactory evidence, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the within instrument for the purposes therein contained.

Given under my hand this 20th day of December 2022.



Kim A. Cochran

Notary Public

My Commission Expires: 1/6/2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 22, 2022 (date of document).

Affiant Signature

December 22, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023