WARRANTY DEED

Karen Johnson Davidson County
Batch# 955291 DEEDWARR
12/27/2022 01:23:42 PM 2 pgs
Fees: $13.00 Taxes: $12,950.00

20221227-0132633

G-BMR-22-002700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2022.

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-3-25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2700 Oakland LLC	**Same as New Owner**	
(NAME) **2700 Oakland Avenue**	(NAME)	**117-04-0-167.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAIRE PROPERTIES GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2700 OAKLAND LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 and the Northerly half of Lot No. 41 on the Map of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, described as follows: Beginning at the Southwest corner of Rosewood Avenue and an alley; being the Northeast corner of said Lot No. 42; thence with the Southerly margin of Rosewood Avenue, Westerly 160.2 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 15.5 feet to the Easterly margin of Oakland Avenue; thence with the Easterly margin of said Avenue, Southerly 65.2 feet to the center of the front of said Lot 41; thence Easterly through the center of said lot, 170 feet to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northerly 75 feet to the point of beginning.

Being the same property conveyed to Claire Properties, GP, a Tennessee General Partnership by Warranty Deed from Mark Dorris and wife, Sara Grace Dorris of record in Instrument No. 20201217-0149650, Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 101 and as amended by instrument of records in Book 716, Page 2, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument No. 20211209-0163608, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2700 Oakland Avenue, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 15th DAY OF DECEMBER, 2022.

Claire Properties GP

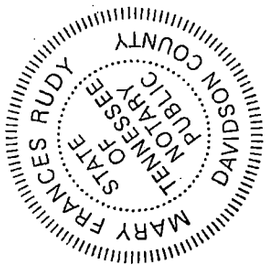
BY: _____
Ashley Dugger
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY DUGGER, signing for CLAIRE PROPERTIES GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the PARTNER of CLAIRE PROPERTIES GP, the within named bargainor, a partnership, and that she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of December, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212