BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 977659 DEEDWARR
03/07/2023 10:38:15 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20230307-0016224

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-260

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2023

Notary Public

Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tortuga Capital 3300 Curtis Street Nashville, TN 37218	New Owner	070-09-0-026.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Douglas E. Howse, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tortuga Capital LLC, a 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 2ND COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING TRACT NO. 7 OF A SURVEY DATED 8-19-1957 BY CANTRELL, CONNELL & MORRISON ENGINEERS, NOT OF RECORD, BEING A PART OF LOT NOS. 20, 21 AND 24 IN THE H.G. SIMPKINS DIVISION OF THE L.G. CURTIS LAND OF RECORD IN BOOK 547, PAGE 39, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF CURTIS STREET (50 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID ROD BEING

THE SOUTHEAST CORNER OF THE MENA F. DEMIAN & SELVVIA NEABIL LAND (INSTRUMENT # 20150812-0080868 R.O.D.C., TN) WHICH IS LOCATED S 71°25'05" E 60.30 FEET FROM AN IRON ROD (OLD) AT SAID DEMIAN / NEABIL'S SOUTHWEST CORNER AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID DEMIAN / NEABIL EASTERLY LINE N 16°38'51" E 207.31 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE ANA G. FUENTES LAND AT SAID DEMIAN / NEABIL'S NORTHEAST CORNER; THENCE WITH SAID FUENTES S 73°58'35" E 60.00 FEET TO AN IRON ROD (NEW) ; THENCE S 15°35'18" W 212.69 FEET TO AN IRON ROD (NEW) ON SAID NORTHERLY MARGIN OF CURTIS STREET; THENCE WITH SAID NORTHERLY MARGIN N 69°09'36" W 64.10 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 12993.12 SQ. FT. OR 0.30 ACRES MORE OR LESS DESCRIBED ACCORDING TO A SURVEY DATED 1-24-2023 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 Douglas E. Howse, unmarried, by Warranty Deed from Betty R. Cain, unmarried, of record in Book 10946, page 529, Register's Office for Davidson County, Tennessee, dated May 22, 1998 and recorded on May 27, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3300 Curtis Street, Nashville, TN 37218

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 so 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.

Dated this the 1st day of March, 2023.

Douglas E Howse by Michael Howse, attorney-In-Fact
Douglas E. Howse by Michael Howse, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Howse 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 within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Douglas E. Howse and that he/she is authorized by Douglas E. Howse to execute this instrument on his/her behalf.

Witness my hand and official seal this 1st day of March, 2023.

Notary Public

My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY