Karen Johnson Davidson County
Batch# 979096 DEEDWARR
03/10/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,821.25
20230310-0017217

WARRANTY DEED

File No. DH-23-3938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $762,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STD Properties LLC (NAME)	New Owner (NAME)	
402 W Hillwood Dr (ADDRESS)	402 W. Hillwood Dr. (ADDRESS)	115-07-0-005.00
Nashville TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, I/we, **E & H Investment IX, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STD Properties LLC, a Tennesse limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 38 on the Plan of Crest Meade, Section I, of record in Plat Book 2331, Page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E & H Investment IX, LLC, a Tennessee limited liability company by Quitclaim Deed from Harris Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20221013-0112237 Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 13, 2022.

This is property more commonly known as 1008 Davidson Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 9th day of March, 2023.

E & H Investment IX, LLC, a Tennessee
Limited Liability Company

By: _____
Allen Chadwick Harris, Authorized Agent

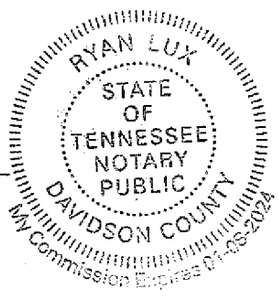
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Allen Chadwick Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized agent of E & H Investment IX, LLC, the within named bargainor, a Limited Liability Company, and that such Allen Chadwick Harris as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 9th day of March, 2023.

_____
Notary Signature

My commission expires:_____



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/9/23

GEORGE E. MUDTER, JR.
Dated 3/9/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/9/23

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

