Karen Johnson Davidson County
Batch# 982652 DEEDWARR
03/20/2023 03:28:25 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20230320-0020094

WARRANTY DEED

2022-186

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee

County of Davidson

THE ACTUAL CONSIDE[illegible]
WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of January, 2023.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
KD 40 Enterprises, Inc. 2505 Brick Church Pike Nashville TN 37207	NEW OWNER	071.02-0-091.00 071.02-0-092.00

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, I/we, **Choice City Homes, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **KD 40 Enterprises, Inc.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Tract 1: (2507 Brick Church Pike, Nashville, TN 37207, Map: 71-2-91.01)

Land situated in Davidson County, Tennessee, described according to a survey by Phillip E. Holmes, Jr., RLS# 1728, dated July 6, 2004, as follows, to-wit:

Beginning at an iron pin on the easterly margin of Brick Church Pike and the southwesterly corner of The Clinard Company, Inc. property, as of record in Instrument Number 20030304-0028348, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Thence leaving Brick Church Pike, N 85 degrees, 31', 20" E , 7.05 feet to Point of Beginning; Thence N 73 degrees 11' 00"E, 169.65 feet to an iron pin; Thence S 05 degrees 56' 32'W, 67.00 feet to an iron pin; Thence S 71 degrees, 20' 32"W, 150.16 feet to an iron pin; Thence N 11 degrees 22' 20"W, 66.91 feet to the Point of Beginning, containing 10,223.82 square feet or 0.23 acres, more or less.

Tract 2: (2505 Brick Church Pike, Nashville, TN 37207, Map 71-2-92.00)

Land situated in Davidson County, Tennessee, described according to a survey by Phillip E. Holmes, Jr., RLS# 1728, dated July 6, 2004, as follows, to-wit:

Beginning at an iron pin on the Brick Church Pike and the Metropolitan Government property, as of record in Book 10005, page 740, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Thence with a curve to the right, having a central angle of 00 degrees 11'16", a radius of 11,417.16 feet and an arc length of 37.42 feet to a point; Thence S 11 degrees 22'20"E, 59.61 feet to an iron pin; Thence N 85 degrees 31'20"E, 5.03 feet to an iron pin; Thence N 71 degrees 20'32" E, 150.16 feet to an iron pin; Thence S 05 degrees 56'32"W, 102.70 feet to an iron pin; thence S 70 degrees 34'43'W, 124.54 feet to the Point of Beginning, containing 13,158.72 square feet or 0.30 acres, more or less.

Being the same property conveyed to Choice City Homes, LLC by Warranty Deed from Moore-Tisdale, LLC, dated April 16, 2019 and recorded May 13, 2019 in Instrument No. 20190513-0044613, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property know as 2505-2507 Brick Church Pike, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, 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 that 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/our hand(s) this 17th day of January, 2023.

Norma Crow

Choice City Homes, LLC
By: Norma Crow, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Norma Crow, 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 Managing Member (or other officer authorized to execute the instrument) of Choice City Homes, LLC the within named bargainor, a limited liability company, and that such president or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Managing Member.

Witness my hand and seal this 17th day of January, 2023.

April G. Nichols
State of Tennessee Notary Public
Williamson County

NOTARY SIGNATURE
Notary Expires: 6-24-2023