Karen Johnson Davidson County
Batch# 986428 DEEDWARR
03/29/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230329-0022911

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of March, 2023.

Notary Public
My commission expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
10101-10105 Dixie, LLC 2600 Alia Circle Louisville, KY 40222	New Owner	041 04 0 052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SINGER, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **10101-10105 DIXIE, LLC, a Kentucky limited liability company,** hereinafter called the Grantee, his successors 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. 51 of Dalemere Subdivision, Section - 3, as of record in Book 3300, Page 6, Register's Office for said County, as follows:

Beginning at an iron pin in the Southerly Margin of Hunters Lane, said Pin being approximately 197 feet West of the Intersection of Hunters Lane and Yoest Drive; thence South 5 degrees 55 minutes 55 seconds West 169.92 feet to a concrete monument; thence South 64 degrees 50 minutes 30 seconds West 222.13 feet to a concrete monument; thence North 5 degrees 55 minutes 50 seconds East 284.64 feet to an iron pin in the Southerly margin of Hunters Lane; thence South 84 degrees 4 minutes 10 seconds East along said Southerly Margin 190 feet to the point of beginning.

Being the same property conveyed to Singer LLC, a Tennessee limited liability company, by Warranty Deed from Raymond Cox and Kisha Stinson-Cox, husband and wife, of record in Instrument No. 20190521-0048001, in the Register's Office for Davidson County, Tennessee, dated May 17, 2019, and recorded on May 21, 2019.

This property is improved property known as 1159 Hunters Lane, Nashville, TN 37207.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, it heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 29 day of March, 2023

SINGER, LLC, a Tennessee limited liability company

By: John L. Dawson, Authorized Signatory

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John L. Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the authorized signatory for SINGER, LLC, a Tennessee Limited Liability Company, and as the authorize signatory had the authority to execute the within instrument and so acted for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 29 day of March, 2023.

Notary Public

My Commission expires: September 7, 2026

BRIAN PAYNE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Britney Weisbecker , 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 March 29, 2023.

Signature
Date: March 29, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Britney Weisbecker , personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025