Karen Johnson Davidson County
Batch# 989591 DEEDWARR
04/06/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $33,300.00
20230406-0025355

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1076

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **4231 Franklin Pike, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Orchard House, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19A on the Plan of Revised Plat of Parts of Thompson's Glen Leven Subdivision of record in Plat Book 3, Page 20, in the Chancery Court 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 DAC Properties, LLC, a Limited Liability company by Warranty Deed from Ray Russell Fox and Greeta Fox, husband and wife of record in Instrument No. 20190618-0058625, Register's Office for Davidson County, Tennessee, dated June 13, 2019 and recorded on June 18, 2019.

Being the same property conveyed to 4231 Franklin Pike, LLC by Quitclaim Deed from DAC Properties, LLC, of record in Instrument No. 20200717-0078942, Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 17, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4231 Franklin Pike, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Orchard House, LLC **4231 Franklin Pike** **Nashville, TN 37204**	Same as New owner	**132-06-0-034.00**

After recording, return to:
Magnolia Title and Escrow, Inc
1104 Fatherland Street
Nashville, TN 37206

WITNESS THE EXECUTION HEREOF this 5TH day of April, 2023.

4231 Franklin Pike, LLC, a Tennessee limited liability company

By: Dave Arnholt, Managing Member of DAC Properties, LLC, a Member of 4231 Franklin Pike, LLC

State of Florida, County of Walton

On this 5TH day of April, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Dave Arnholt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Managing Member of the maker, DAC Properties, LLC, a Member of 4231 Franklin Pike, LLC , that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of DAC Properties, LLC, a Member of 4231 Franklin Pike, LLC as Managing Member.

Produced ID: DL

Notary Public

My Commission Expires: 8-4-2024

STEVEN E. MCDONALD
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION #HH28138
My Commission Expires 8-4-2024

WITNESS THE EXECUTION HEREOF this 5TH day of April, 2023.

Marvin Morris, Member

State of Tennessee)
County of Davidson)

On this 5TH day of April, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Marvin Morris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Member of the maker, 4231 Franklin Pike, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of 4231 Franklin Pike, LLC as Member.

Notary Public

My Commission Expires: 3/3/2026

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 9,000,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of April, 2023.

Notary Public

My Commission Expires: 03/09/2027

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Certificate of Authenticity

I, D Hardwick, 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 04-05-2023.

Date

Affiant Signature

04/06/2023

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026