Karen Johnson Davidson County
Batch# 989652 DEEDWARRSP
04/10/2023 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20230410-0025430

# SPECIAL WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

File #22-DM-2309-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Megan Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **2309 12th Ave, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **3201 Trevor Street, Suite 200** | | **105-13-0-098.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **FRED S. LAWRENCE, A MARRIED MAN, ROBERT J. REGAN, AN UNMARRIED MAN, AND JAMES D. ALDERMAN, JR., A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2309 12TH AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract or parcel of land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Belmont Land Co's Plan Showing Sub. of 10 Acres and Re Sub of Lots 1-6 & 20-25 Ashwood Ave. E., of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of 12th Avenue, South, formerly Cayne Avenue, or the Granny White Pike, at the corner of Lots Nos. 10 and 11 on said plan; thence with the westerly margin of said avenue, northerly 47.1 feet to Edward Neiderhauser and wife's southeast corner; thence westerly with their southerly line 150.0 feet; thence southerly parallel with said avenue 47.1 feet to the line between said Lots Nos. 10 and 11; thence with said line easterly 150.0 feet to the beginning.

Being the same property conveyed to Fred S. Lawrence, married, Robert J. Regan, unmarried and James D. Alderman, Jr., married by Warranty Deed from Mark Edward Deutschmann, married of record in Book 11725, page 584, Register's Office for Davidson County, Tennessee, dated October 28, 1999 and recorded on November 1, 1999.

The above-described property has never been the primary or marital residence of any grantor herein.

This conveyance is subject to:
* Property Taxes 2023 and subsequent years.
* Matters shown on the ALTA/NSPS Land Title Survey of 2309 12th Avenue South prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., dated February 2, 2023, last revised April 4, 2023, Job No. 23005 MHC.
* Plan of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

* License and Right of Access of record in Instrument Number 199912220306361, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2309 12th Avenue South, Nashville, TN 37204**.

**TO HAVE AND TO HOLD** the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth **herein**. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 6th day of April, 2023.

Fred S. Lawrence

Robert J. Regan

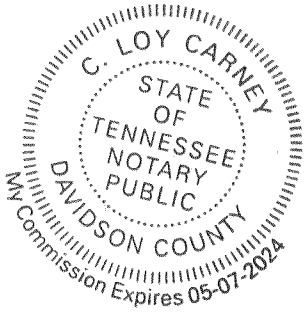
James D. Alderman, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Fred S. Lawrence, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2023.

Notary Signature
My commission expires:

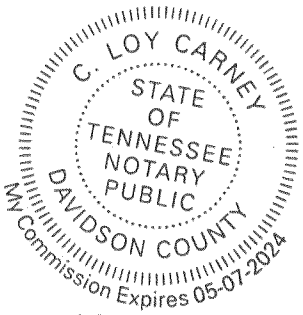



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared Robert J. Regan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2023.

Notary Signature
My commission expires:

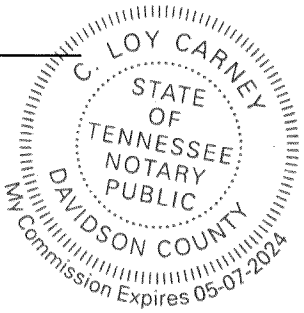



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared James D. Alderman, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2023.

Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Kaz Arbogast,** 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 this the 6th day of April, 2023.

Affiant Signature
Date 04/06/2023

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

