# WARRANTY DEED

LR-LS-23-203-205-207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

Karen Johnson Davidson County
Batch# 992680 **DEEDWARR**
04/17/2023 10 10 49 AM 2 pgs
Fees $13 00 Taxes $3,052 50

20230417-0027779

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Loscho LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **111 17th Ave S #513** | | **083-03-0-194 00**<br>**083-03-0-195 00**<br>**083-03-0-195-01** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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, **BOBBY J. HOLLEMAN AND WIFE, CAROLYN A. HOLLEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOSCHO 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

Tract 1

Land in Davidson County, Tennessee, being the east 35 feet of Lot No 5 and the west 10 feet of Lot No 4 on the Plan of Plan of George C Waters Second Addition of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee

Said parts of Lots Nos. 5 and 4 adjoin and front together 45 feet on the south side of Rosebank Avenue and run back between parallel lines 160 feet to an alley, measuring 45 feet thereon

Being the same property conveyed to Bobby J. Holleman and wife, Carolyn A Holleman by Warranty deed from Jon R Hassell and wife, Shirley W Hassell of record in Book 10483, page 743, Register's Office for Davidson County, Tennessee, dated June 5, 1997 and recorded on June 6, 1997

Tract 2

Land in Davidson County, Tennessee, being the east 45 feet of the west 55 feet of Lot No 4 on the Plan of Plan of George C Waters Second Addition of record in Plat Book 161, Page 172, 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 Bobby J Holleman and wife, Carolyn A Holleman by Warranty deed from TBT Properties, a general partnership of record in Book 7958, page 615, Register's Office for Davidson County, Tennessee, dated October 3, 1989 and recorded on October 11, 1989

Tract 3

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No 4 on the Plan of Plan of George C Waters Second Addition of record in Plat Book 161, Page 172, 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 Carolyn A. Meade and Bobby J Holleman, as joint tenants with right of survivorship by Warranty deed from Harry W. Hubbell, III and wife, Brenda Hubbell of record in Book 7809, page 838, Register's Office for Davidson County, Tennessee, dated April 5, 1989 and recorded on April 5, 1989

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as. **203 Rosebank Avenue, Nashville, Tennessee 37206-1469**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF APRIL, 2023

Bobby J. Holleman
Bobby J Holleman

Carolyn A. Holleman by Bobby J. Holleman Attorney in Fact
Carolyn A Holleman
By Bobby J Holleman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY J HOLLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of April, 2023

Lindsay B Fattal
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY J HOLLEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that he is the Attorney in Fact for CAROLYN A HOLLEMAN, and is authorized by CAROLYN A HOLLEMAN to execute this instrument on her behalf Pursuant to Power of Attorney of record in Instrument No 20230417-0027778, Register's Office for Davidson County, Tennessee

Witness my hand and official seal, this the 12th of April, 2023

Lindsay B. Fattal
Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212