Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1002635 DEEDWARR
05/12/2023 01 07 01 PM 3 pgs
Fees $18.00 Taxes $13,875 00

20230512-0035614

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,750,000 00

Affiant

Subscribed and sworn to me on May 10th, 2023

NOTARY PUBLIC

My Commission Expires

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36267

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Nicholas Henry Reasoner, Trustee of the Nicholas Reasoner Trust dated March 30, 2022	NEW OWNER	115-11-073

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Nicholas Henry Reasoner, Trustee of the Nicholas Reasoner Trust dated March 30, 2022**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 260 on the Plan of West Meade Farms, Inc , Section "P", as of record in Book 2133, page 22, Register's Office for Davidson County, Tennessee

Said Lot No 260 fronts 131 feet on the northerly side of Bresslyn Road and runs back 394 9 feet on the easterly line and 366 5 feet on the westerly line, to a dead line, measuring 169 feet thereon

Being the same property conveyed to 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, by Warranty Deed dated June 14, 2021 from Carolyn Hunter Lampley, married, of record on

The conveyance of the above-described parcel of land is subject to the following.

1. 2023 property taxes which have been prorated by the parties and assumed by the Grantees, and taxes or special assessments which are not shown as existing liens by the public records
2. Plan of record in Plat Book 2133, page 22, Register's Office for Davidson County, Tennessee
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6021, page 866, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

6346 Bresslyn Road, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 10th day of May, 2023

1029 14th Avenue Partners, LLC, a Tennessee limited liability company

BY: _____

Jonathan Webb Helm, Chief Manager

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jonathan Webb Helm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, by himself as said Chief Manager

Witness my hand and official seal on the 10th day of May, 2023.

_____
Notary Public

My Commission Expires 5/5/25

