Karen Johnson Davidson County
Batch# 1013731 DEEDWARR
06/09/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20230609-0044106

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Edward Bass and Sydney Bass	CMG FINANCIAL	13201010700
(NAME)	(NAME)	
4024 General Bate Drive	3160 CROW CANYON RD STE 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony Edward Bass and Sydney Bass, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 101 on the Map of Rolling Meadows, as of record in Book 1424, Pages 98 and 99, Register's Office for said County.

Being the same property conveyed to John E. Coleman Jr. by deed dated December 23, 2020 from James L. Wood of record in Instrument No. 20201231-0155326, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed from John E. Coleman, Jr., of record in Instrument No. 202306090044105, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4024 General Bate Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 8th day of June, 2023.

Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company

By: _____
John E. Coleman, Jr, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, John E. Coleman, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 8th day of June, 2023.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Bass



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 9, 2023 (date of document).

Affiant Signature

June 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023