Karen Johnson Davidson County
Batch# 1029444 DEEDWARR
07/21/2023 01 49 46 PM 3 pgs
Fees $18 00 Taxes $2,867 50
20230721-0056413

PREPARED BY
LEMEH & ASSOCIATES
380 Spring Creek Road
Lebanon, TN 37087

ADDRESS OF NEW OWNER(S)
4606 Mountain View Dr LLC

SEND TAX BILL TO
SAME

MAP & PARCEL
14502001500

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
GRANDOTE INVESTMENTS TN LLC,	)	Bk. No. 23-01052-RSM3-7
	)	
	)	
Debtor(s).	)	

BANKRUPTCY TRUSTEE'S DEED

WHEREAS, Grandote Investments TN LLC is a debtor in a certain case pending pursuant to Chapter 7, Title 11, United States Code, in the United States Code, in the United States Bankruptcy Court for the MIDDLE DISTRICT OF TENNESSEE, the same bearing bankruptcy number 23-01052-RSM3-7; and

WHEREAS, certain property previously owned by the debtor, as more fully set forth in debtor's bankruptcy schedules filed under penalty of perjury in the aforesaid bankruptcy case, has passed to and become an asset of debtor's bankruptcy estate; and

WHEREAS, the undersigned grantor is duly appointed and serving as trustee in said bankruptcy case, having the right and duty under Title 11, United States Code, lawfully to convey all such assets of said debtor; and

WHEREAS, among the aforesaid assets is the real property described on Exhibit A, which is attached hereto and incorporated herein by reference;

NOW THEREFORE, for and in consideration of the sum of Seven Hundred and Seventy-Five Thousand ($775,000.00) dollars cash in hand paid, the receipt of which is hereby acknowledged, the undersigned grantor, in her capacity as trustee in bankruptcy as aforesaid and in no other capacity, hereby sells, transfers, and conveys unto 4606 Mountain View Dr LLC , a Tennessee Limited Liability Corporation, its successors and assigns, to have and to hold forever, all right, title, and interest of said bankruptcy estate in the unimproved real property located at 4606 Mountain View Drive, Nashville, Tennessee 37215. This conveyance is made pursuant to 11 U.S.C. § 363 and is subject to such liens, limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Trustee has caused this Trustee's Deed to be executed this 25th day of July, 2023

Eva M. Lemeh, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the said Eva M. Lemeh, Trustee for the Bankruptcy Estate of Grandote Investments TN LLC, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained as trustee for the Bankruptcy Estate of Grandote Investments TN LLC.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of July, 2023

Notary Public

SARAH SKILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

My Commission Expires: 10-2-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $775,000.00.

AFFIANT

Subscribed and sworn to before me, this 20 day of July, 2023.

NOTARY PUBLIC

My commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows.

Land in Davidson County, Tennessee, being Lot No. 326, Section Eight, Seven Hills, of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Grandote Investments TN, LLC, a Tennessee limited liability company, by Quitclaim Deed from LH2 Investments, LLC, a Tennessee limited liability company, dated February 28, 2022, of record in Instrument No. 20220304-0024965, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to LH2 Investments, LLC, a Tennessee limited liability company, by Warranty Deed from John W Hill and wife, Jill Webb-Hill, dated June 10, 2021, of record in Instrument No. 20210617-0081702, in the Register's Office for Davidson County, Tennessee. Grandote Investments TN LLC having since filed Bankruptcy.