Karen Johnson Davidson County
Batch# 1029545 DEEDWARR
07/21/2023 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20230721-0056563

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37752-06-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me this 21st day of July, 2023. Notary Public My Commission Expires: 10-2-2023

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Tennessee2 GP 705 Darden Place Nashville, TN 37205	**Send Tax Bills To:** Thomas Brett 104 Kenner Ave Ste. 201 Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 11504005600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Top of the Hill Enterprises LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tennessee 2GP, a Tennessee general partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 705 Darden Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of July, 2023.

Top of the Hill Enterprises LLC, a Tennessee limited liability company

BY William H. Walker, member
William H. Walker, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William H. Walker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Top of the Hill Enterprises LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 202 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, Page 27, 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 Top Of The Hill Enterprises LLC, a Tennessee Limited Liability Company, by deed dated February 11, 2022 from H. Gail Gibson-Milliron, as trustee of the H. Gail Gibson-Milliron Revocable Trust Dated February 9, 2017 of record in Instrument No. 20220218-0019263, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11504005600.
2. All matters appearing on the Plan of record as Book 2331, Page 27, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/21/23 (date of document).

Affiant Signature

7/21/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY