Karen Johnson Davidson County
Batch# 1032687 DEEDWARR
07/31/2023 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $8,047.50
20230731-0058876

WARRANTY DEED

TIFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2012 CEDAR LANE, LLC, a Delaware Limited Liability Company	Same as owner	117 03 0 041.00
(NAME) 17 South Briar Hollow Lane, Ste. 400	(NAME)	
(ADDRESS) Houston, TX 77207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Joseph Ostermeyer and Eva Buholte, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **2012 CEDAR LANE, LLC, a Delaware limited liability company** (the "**Grantee)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 and the Westerly 37.5 feet of Lot No. 8 on the Plan of Richard M. Atkinsons Subdivision of Lots on Cedar Lane, as of record in Plat Book 974, Page 3 and 50, Register's Office for Davidson County, Tennessee, together with a strip of land at the rear of Lot No. 7 on Richard M. Atkinsons Subdivision of Lots on Cedar Lane described as follows: beginning at a point at the Northeast corner of said Lot No. 7, thence, with the Northerly margin of said Lot No. 7 Westwardly 75 feet to a point; thence, Northwardly 23 feet to a point; thence Northeastwardly 75.2 feet to an iron pin; thence Southwardly 30 feet to the point at the Northeast corner of this additional parcel.

Being the same property conveyed to JBW Partners, a Tennessee General Partnership, by Warranty Deed from Marian Rippy Hogins, a married woman, and Mark Leo Rippy III, a married man, of record in Instrument No. 20181025-0105865, in the Register's Office of Davidson County, Tennessee, dated October 16, 2018 and recorded on October 25, 2018

Being part of the same property conveyed to JBW Partners, G.P., a Tennessee general partnership, by Quitclaim Deed from JBW Partners, G.P., a Tennessee general partnership, of record in Instrument No. 20200219-0018147, in the Register's Office of Davidson County, Tennessee, dated February 18, 2020 and recorded on February 19, 2020.

Being the same property conveyed to Michael J. Ostermeyer and Eva Buholte, Husband and Wife, by Warranty Deed from JBW Partners G.P., a Tennessee General Partnership, of record in Instrument No. 20220303-0024338, in the Register's Office of Davidson County, Tennessee, dated March 01, 2022 and recorded on March 03, 2022.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following Permitted Exceptions: (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2012 Cedar Lane, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 31st day of July, 2023.

GRANTORS:

Michael Joseph Ostermeyer

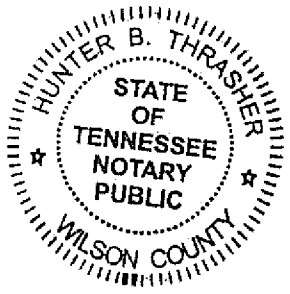
Eva Buholte

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Michael Joseph Ostermeyer and Eva Buholte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28 day of July, 2023.



Notary Public

My Commission Expires: 10-26-25

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 July 31, 2023.

Signature
Date: July 31, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of July, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025