THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number 23-4221
Parcel ID 082-09-0-054.00

Property Address
1318 6th Avenue North, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1035117 **DEEDWARR**
08/07/2023 08 54 02 AM 3 pgs
Fees $18 00 Taxes $26,270 00

20230807-0060705

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Presley R. Properties, LLC
187 Front Street, Suite 103
Franklin, TN 37064

Name and Address of New Owner:
Presley R. Properties, LLC
187 Front Street, Suite 103
Franklin, TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10 00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GERMANTOWN PHASE II, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **PRESLEY R. PROPERTIES, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 12, 13, 14 and 15 of the Plan of the Homestead Addition Estates of D.T. McGavock, as of record in Plat Book 57, Page 9, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a pk nail set at the intersection of the southerly right-of-way of Taylor Street, 40 feet in width, and the easterly right-of-way line of 6th Avenue North, 49.5 feet in width;

Thence leaving the easterly right of way line of 6th Avenue North with the southerly right-of-way line of Taylor Street, North 61 deg 59 min 42 sec East, 166.25 feet to a pk nail set at the intersection with the westerly right-of-way line of Alley #207, 15.6 feet in measured field width;

Thence leaving the southerly right-of-way line of Taylor Street with the westerly right-of-way line of Alley #207, South 27 deg 01 min 54 sec East, 232.93 feet to an iron pod set at a corner common with the property of Ashley Marie Manson, as of record in Instrument Number: 20051019-0125854, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Alley #207, with the northerly property line of Ashley Marie Manson, South 63 deg 14 min 54 sec West, 166.81 feet to an iron rod set in the easterly right-of-way line of 6th Avenue North;

Thence with the easterly right-of-way line of 6th Avenue North, North 26 deg 53 min 12 sec West, 229.29 feet to the POINT OF BEGINNING. Containing 38,483 square feet or 0.883 acres more or less.

Being the same property conveyed to GERMANTOWN PHASE II, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated October 14, 2014 from TROYLUS, LLC, a Tennessee Limited Liability Company, recorded October 15, 2014, in Instrument Number 20141015-0095394, in the Official Records of Davidson County, Tennessee.

Also being a portion the same property conveyed to TROYLUS, LLC, a Tennessee Limited Liability Company by Deed dated May 8, 2013 from CENTURION PRODUCTS, INC., a Tennessee Corporation, formerly known as CORONADO

PRODUCTS, INC., and also formerly known as CORONADO STONE COMPANY OF TENNESSEE INC., recorded May 8, 2013, in Instrument Number 20130508-0046776, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1318 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 9, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities as contained in Instrument No. 20141216-0115033 and Instrument No. 20170315-0025338, Register's Office for Davidson County, Tennessee

4 Declaration of Covenants, Conditions and Restrictions of record in Book 9183, page 130, Book 11625, page 280 and Instrument No 20020425-0051069, Register's Office for Davidson County, Tennessee.

5. Subject to all matters as shown on the unrecorded survey prepared by Blew & Associates, P A., Brian A. Shirley, TN R.L.S # 2085 dated 7/7/23

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 4th day of August, 2023.

GERMANTOWN PHASE II, LLC, a Tennessee Limited Liability Company

By: Angelia Van Vraken

Its: Designated Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Angelia VanVraken, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Designator of **GERMANTOWN PHASE II, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that She as such Designated Representative, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself, respectively.

WITNESS my hand and official seal this 4 day of August, 2023.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $7,100,000.00.

Affiant

SWORN TO and subscribed before me on this 4 day of August, 2023.

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
2-1-27