BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036773 DEEDWARR
08/10/2023 09 46 09 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20230810-0061987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$650.000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF AUGUST, 2023

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
L and L Ventures, LLC	Same as New Owner	
(NAME)	(NAME)	
1357 Tilton Drive		091-11-20-301 00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MURPHY ROAD PARTNERS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L AND L VENTURES, LLC**, 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, Tennessee, being Unit Nos. A and B on the Plan of 709 40th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230511-0035319, in the 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 E&B GP, a Tennessee general partnership, by Quitclaim Deed from Elizabeth M. Trinkler of record as Instrument Number 20220808-0090161, Register's Office for Davidson County, Tennessee, dated August 8, 2022 and recorded on August 8, 2022.

Being the same property conveyed to E&B GP, a Tennessee general partnership by Quitclaim Deed from E&B GP , a Tennessee general partnership, dated January 12, 2023 and recorded January 12, 2023 in Instrument No. 20230112-0002861, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Murphy Road Partners, LLC by Warranty Deed of record in Instrument No. 20230810-0061980, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 709 40th Ave N, Nashville, TN 37209
(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 hand this 7th day of August 8, 2023

MURPHY ROAD PARTNERS, LLC

BY_____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Murphy Road Partners, LLC, and that he as such Authorized Agent of Murphy Road Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Murphy Road Partners, LLC.

Witness my hand and official seal this 7th day of August, 2023.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission expires 4/27/2025

_____

Notary Public