Box 10-B Karen Johnson Davidson County Batch# 1038333 **DEEDWARR** 08/15/2023 11 05 19 AM 2 pgs Fees $13 00 Taxes $555 00 20230815-0063439 LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2023 Notary Public MY COMMISSION EXPIRES **MARCH 3, 2026** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PUTNAM PARTNERSHIP	**SAME**	**042-09-0-052.00**
(NAME) **P. O. BOX 160591**	(NAME)	**071-12-0-200.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BIRCH CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract I:

Land in Davidson County, Tennessee, being Lot No 13, as shown on the map entitled Kemper Heights, Section Two, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VICKIE D PROCTOR, EXECUTRIX OF THE ESTATE OF IRIS MURIEL HERRON, of record in Instrument No 20101028-0086196, dated October 27, 2010, said Register's Office

Further being the same property conveyed to COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST AND BIRCH CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST, THEIR SUCCESSORS AND ASSIGNS, by quitclaim deed from COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20110325-0023202, dated March 25, 2011, said Register's Office

Tract II:

Land in Davidson County, Tennessee, being Lot No. 100, as shown on the map entitled Victory Heights Subdivision, of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BIRCH CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No 20120703-0058259, dated June 20, 2012, said Register's Office

This conveyance is subject to matters shown on the plan of record in Book 2331, page 104 as to Tract I and matters shown on the plan of record in Book 1130, page 37 as to Tract II, and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved(**X**) property, known as **806 WESTCHESTER DR., MADISON, TN 37115 & 913 ONEIDA AVE., NASHVILLE, TN 37207**

(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 our hands this 14th day of August, 2023

Colson Services, LLC
A Tennessee Limited Liability Company

Chief Manager

By: David Vernich, Chief Manager/Sole Member

Birch Creek Properties, LLC
A Tennessee Limited Liability Company

By: Mark E. Green, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Vernich,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager/Sole Member of **Colson Services, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Chief Manager/Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Colson Services, LLC,** by himself as such Chief Manager/Sole Member

Witness my hand and official seal at office this 14 day of August, 2023

My commission expires **March 3, 2026**

JULIE D. PARKS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mark E. Green,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **Birch Creek Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Birch Creek Properties, LLC,** by himself as such Sole Member.

Witness my hand and official seal at office this 14 day of August, 2023

My commission expires 10-17-26

JULIE D. PARKS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public