This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21476-DJ

Karen Johnson Davidson County
Batch# 1046616 DEEDWARR
09/06/2023 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230906-0069861

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Turtle Lake Development LLC 853 Tanglewood Drive Shoreview MN 55126-5924	New Owner	092-13-0-366

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Allison Luck and husband, Thomas B. Luck,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Turtle Lake Developemnt LLC, a Tennessee limited liability company** hereinafter called the Grantee, its successors 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 the westerly 35 feet of Lot No. 99; and all of Lot No. 100, Map of Hortense Place, according to survey and plat of same appearing of record in Book 161, page 167, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 99 fronts 35 feet on the northerly side of Nevada Avenue, formerly Third Street, and extends back between parallel lines, 150 feet to an alley.

Said Lot No. 100 fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Street, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Allison Luck and husband, Thomas B. Luck by Quitclaim Deed from Allison Cavopol, dated November 16, 2016, recorded November 18, 2016, of record in Instrument No. 20161118-0122152, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Allison Luck ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202309060069860, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **3308 Nevada Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 5th day of September, 2023.

GRANTOR:

Thomas B. Luck

Allison Luck by Thomas B. Luck, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas B. Luck, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of September, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas B. Luck the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Allison Luck ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 5th day of September, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/5/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/5/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

