Karen Johnson Davidson County
Batch# 1048845 DEEDWARR
09/12/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230912-0071525

State of Tennessee
County of ~~Sumner~~ Williamson

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

Teresa A Beardsley
Affiant

Subscribed and sworn to before me, this 11th day of September, 2023.

Brina Mathis
Notary Public:
My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Parcel Number:
East Nashville Owner, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215	New Owner 3990 Hillsboro Pike, Suite 400 Nashville, TN 37215	**072-13-0-235.00**

FOR AND IN CONSIDERATION of the sum of Seven Hundred Fifty Thousand Dollars ($750,000), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **DAVID SHEARON**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **EAST NASHVILLE OWNER, LLC, a Delaware limited liability company**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land being located in Davidson County, Tennessee, being described as follows:

Being Lot Number 198 on the Plan of Trevecca Subdivision of Renraw as of record in Plat Book 421, Page 72 and Plat Book 421, Page 73, in the Register's Office for Davidson County, Tennessee. Said Lot Number 198 fronts 50 feet 2 inches on the Southerly side of Strouse Avenue and runs back between parallel lines 199.4 feet on the Westerly line 195.2 feet on the Easterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to David Shearon by Special Warranty Deed from Billie Loftis, Executrix of the Estate of Nelson Holt and Mary Holt, spouse of Nelson Holt of record in Instrument No. 20221212-0129056, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Plat Book 421, Page 72 and Plat Book 421, Page 73, in the Register's Office for Davidson County, Tennessee.

This is (____) improved (X) unimproved property, known as: 976 Strouse Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 7th day of September 2023.

GRANTOR:

David Shearon

David Shearon

State of Florida)
County of PASCO)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Shearon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of September 2023.

Notary Public

Commission Expires: _____

KRISTIN LATHAM
MY COMMISSION # GG 349051
EXPIRES: October 26, 2023
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

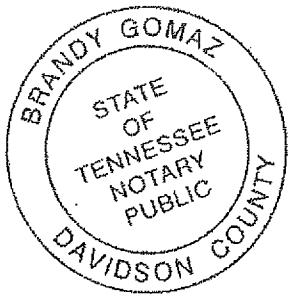
I, Teresa A. Beardsley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/11/2023 (date of document).

Teresa A Beardsley
Affiant Signature

9/12/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of September, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25