Karen Johnson Davidson County
Batch# 1050620 DEEDWARRSP
09/15/2023 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20230915-0072553

THIS INSTRUMENT PREPARED BY:
Law Office of Andrew Gibson
19 Town Center Loop, #4B
Santa Rosa Beach, FL 32459

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Vita Firehouse, LLC	New Owner	Map 91-16-0
Attention: Anthony Sanfilippo		Parcel 012.00
308 White Swans Crossing		
Brentwood, TN 37027-4037		

KNOW ALL MEN BY THESE PRESENTS that I, Leslie M. Riley, an unmarried person (hereinafter the "Grantor") for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does hereby transfer and convey unto Vita Firehouse, LLC, a Tennessee limited liability company (hereinafter the "Grantee"), their successors and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described below.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 309, 311 and 313 of Block No. 34 in Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 309, 311 and 313 front 25 feet each on the Northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley, said Lot No. 313 running back with the Easterly margin of an alley.

Being the same property conveyed to Mark C. Lambert by Warranty Deed from the Metropolitan Government of Nashville and Davidson County of record in Book 8366, Page 878, Register's Office for Davidson County, Tennessee, dated May 29, 1991 and recorded on June 5, 1991.

Also being the same property conveyed to Lee A. Cohen, Trustee by Quitclaim Deed from Mark C. Lambert, for the express purpose of creating a tenancy by the entirety of record in Instrument No. 20080711-0071397, Register's Office for Davidson County, Tennessee, dated July 10, 2008 and recorded on July 11, 2008 and within the same deed the said Lee A. Cohen, Trustee conveyed his interest in the subject property to Mark C. Lambert and wife, Leslie M. Riley, the said Mark C. Lambert having died on January 29, 2022.

This conveyance is expressly made subject to the restrictions, dedications, conditions, reservations, easements and other matters shown on the Plan of record in Plat Book 57, Pages 74 and 75 in the Register's Office for Davidson County, Tennessee.

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, their successors and assigns forever.

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

Grantor does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims by, through, or under the Grantor, only.

This is improved property known as 4406 Charlotte Avenue Nashville, TN 37209.

WITNESS my hand this 15th day of September, 2023.

Leslie M. Riley

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned Notary Public in and for said County and State, the within named Leslie M. Lambert personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name to this Special Warranty Deed.

Witness my hand and official seal this 15th day of September, 2023.

BRINA MATHIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2.24.2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Sworn to and subscribed before me this___ day of September, 2023.

Notary Public

My Commission Expires: _____

Grantor does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims by, through, or under the Grantor, only.

This is improved property known as 4406 Charlotte Avenue Nashville, TN 37209.

WITNESS my hand this _____ day of September, 2023.

_____
Leslie M. Riley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, the within named Leslie M. Lambert personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the bargainor, and that she executed the foregoing instrument for the purposes therein contained by signing her name to this Special Warranty Deed.

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

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

_____
Affiant

Sworn to and subscribed before me this 14th day of September, 2023.

_____
Notary Public

My Commission Expires: 3-25-24

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 25, 2024

Tennessee Certification of Electronic Document

I, Patrick S. Bennett, 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 September 15, 2023 (date of document).

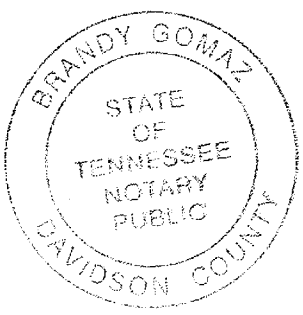
Affiant Signature

September 15, 2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of September, 2023.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25