Karen Johnson Davidson County
Batch# 1051840 DEEDWARRSP
09/19/2023 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20230919-0073730

| Address New Owner: | Map-Parcel Number(s) | Send Tax Bills To: |
|---|---|---|
| 1411 4th Ave. South Partners, LLC<br>1407 Sweetbriar Ave.<br>Nashville, TN 37212 | 105-07-0-419.00 | Same as New Owner |
| This instrument prepared by:<br>Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206 | | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CUMBERLAND ADVISORY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has bargained and sold, and by these presents does transfer and convey to **1411 4TH AVE. SOUTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

**LAND in Davidson County, Tennessee, being Lot No. 2 on the Plat of the Coursey Subdivision, of record in Book 5190, Page 517, Register's Office for Davidson County, Tennessee**

**SAID Lot No. 2 fronts 56 feet on the Westerly margin of 4th Avenue South, and runs back 158.89 feet on the Southerly side lot line and 124.04 feet on the Northerly side lot line on the rear on which it measures 57 feet thereon.**

**Being a part of the same property conveyed to Cumberland Advisory Group, LLC by Warranty Deed from William M. Brooks, Jr. of record in Instrument No. 20140429-0035830 Register's Office for Davidson County, Tennessee, dated April 28, 2014 and recorded on April 29, 2014.**

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

### PERMITTED EXCEPTIONS

1) Taxes for the year 2023, a lien, not yet due and payable.

2) Subject to all matters shown on the Plan of record in Plat Book 5190, Page 517, Register's Office for Davidson County, Tennessee.

This is unimproved property located at **1411 4th Avenue South, Nashville, Tennessee 37210-4122.**

**TO HAVE AND TO HOLD** the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

**IN WITNESS WHEREOF,** the Grantor has executed this Special Warranty Deed on the 18th day of September, 2023.

**Cumberland Advisory Group, LLC**

BY: _____
**Glenn Dukes**
**Sole Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

_____
Affiant

Subscribed and sworn to before me this 18 day of September 2023.

_____
Notary Public
My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

**TRUE COPY CERTIFICATION**

I, Hunter Thrasher, 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 18, 2023.

Signature
Date: September 18, 2023

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 18th day of September, 2023 personally appeared before me, a notary public for the State aforesaid, Hunter Thrasher, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025