Karen Johnson Davidson County
Batch# 1059530 DEEDWARR
10/10/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20231010-0079533

WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES. 05-09-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geranium Limited Partnership	New Owner	
(NAME)	(NAME)	10401013600
205 37th Ave N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GardWill LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Geranium Limited Partnership,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS 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 Lot No. 12 on the Plan of Map of Westdale Subdivision of record in Plat Book 547, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the westerly margin of 37th Avenue North, formerly Pilcher Avenue, the common corner of Lots No. 11 and 12 of said Subdivision; thence westerly with the dividing line between said Lot Nos. 11 and 12, 237.5 feet to a point, the most Easterly corner of a triangular strip of ground conveyed to the City of Nashville in Book 932, Page 72, said Register's Office; thence Westerly, with the Southerly line of said triangular strip, 41 feet more or less to a point in the Easterly margin of a 15 foot alley, 5 feet South of the common corner of Lot Nos. 11 and 12; thence Southerly, with the Easterly margin of said 15 foot alley, 25 feet to a point at the common corner of Lot No. 12 and 13 of said subdivision; thence Easterly with the dividing line between said Lot Nos. 12 and 13, 268 feet to the Westerly margin of 37th Avenue North; thence Northerly along the Westerly margin of same, 52 feet to the point of beginning.

Being the same property conveyed to GardWill LLC, by virtue of that certain Warranty Deed dated December 15, 2021, and being of record at Instrument No. 20220111-0003490 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 205 37th Ave N Nashville, TN 37209
(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 my hand this 4th day of October, 2023.

GardWill LLC

Member

By: Nathan G Graham, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Nathan G Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be sole member of Gardwill LLC the within named bargainer, and that he/she as such sole member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as sole member.

WITNESS my hand and official seal at office this 4th day of October, 2023.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 10/4/23.

Affiant Signature

10/5/23
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON