BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

New owner + tax bill address:
3605 Wimbledon Rd
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-894

Karen Johnson Davidson County
Batch# 1063141 DEEDWARR
10/20/2023 10 44 07 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20231020-0082361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($650,000 00) cash in hand paid, the receipt of which is hereby acknowledged, IN2 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto 6004 ROBERTSON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, its successors and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Lying and being in Davidson County Tennessee, and being the northerly 50 feet of Lot Numbers 1 and 2 on the map showing re-subdivision of Westover Subdivision of Lot Number 37, Cockrill Plan, a plat of which is of record in Book 421, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
>
> Being the same property conveyed to IN2 Properties, LLC, a Tennessee limited liability company by deed from Merani Properties, GP, dated March 15, 2019, and of record in Instrument No 20190320-0025303, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following
>
> 1. Right-of-way of Duluth Avenue.
>
> 2. All matters shown on plat of record in Plat Book 421, Page 25, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of October, 2023.

IN2 PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Gloria Paczkowski, Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county mentioned, personally appeared Gloria Paczkowski, Member of IN2 PROPERTIES, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of IN2 PROPERTIES, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Gloria Paczkowski, as such Member, being auhtorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

WITNESS MY HAND and official seal at office in said County this 10th day of October, 2023.

_____
NOTARY PUBLIC

JOSEPH M BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COMM EXP 04-23-2025
DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$700,000.00~~ $1,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 10th day of October, 2023.

_____
NOTARY PUBLIC

My commission expires:_____

****

Map & Parcel No: 091-09-0-038

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
6004 ROBERTSON, LLC

_____

_____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-3-2025