Karen Johnson Davidson County
Batch# 1064909 DEEDWARR
10/26/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20231026-0083865

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Double H Properties, LLC	New Owner	09605009800
(NAME)	(NAME)	
251 Fairway Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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, WE,

MARK S. FINKELSTEIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DOUBLE H PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone in the southeast corner of the Masonic property; thence west 166 feet with the Masonic line to a stone in the center of the road leaving from McWhirtersville to Donelson Station (now known as Donelson Pike); thence south with the center of said road 134 feet 3 inches to a point in the said road; thence east 166 feet parallel with the Masonic property's south line to a point; thence north 134 feet and 3 inches to the beginning.

Included in the above description, but expressly excluded from this conveyance is that certain parcel or tract of land previously conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, more particularly described as follows: Beginning at the northwest corner of the McClendon land; thence running S 87 degrees 22' E 2.39 feet to a point on the new relocated east margin of Donelson Pike; thence S 2 degrees 29' W 33 feet along the new relocated east margin of Donelson Pike, to the beginning of a curve to the east, thence southeasterly 101.3 feet along said curve along the new relocated east margin of Donelson Pike to a point on the McClendon line to a point on the present east margin of Donelson Pike; thence northerly 134.3 feet along the present east margin of Donelson Pike, to the point of beginning and containing 290 square feet more or less.

LT&E File #20496

Being the same property conveyed to Mark Finkelstein by Deed dated October 31, 2014 from Tennessee Association for Home Care, Inc., recorded November 3, 2014, in Instrument Number 20141103-0101080, in the Official Records of Davidson County, Tennessee. Being further conveyed to Mark S. Finkelstein by Deed from Leslie A. Finkelstein recorded on May 16, 2017 of record in Instrument No. 20170516-0048248, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 131 Donelson Pike, Nashville, TN 37214

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/our hand(s) this 23 day of October, 2023

Mark S. Finkelstein

STATE OF FL
COUNTY OF Broward

On this 23 day of October, 2023, before me personally appeared Mark S. Finkelstein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of October, 2023.

Notary Signature
My commission expires:

Anthony Mojica
Comm.:HH 216615
Expires: Jan. 16, 2026
Notary Public - State of Florida

LT&E File #20496

I, J. Trent Lehman, 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 10/23/23 (date of document).

Affiant Signature

10/25/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY