Karen Johnson Davidson County
Batch# 1066963 DEEDWARR
11/01/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20231101-0085300

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public:
My Commission Expires:

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Amori, LLC 5524 Traceside Dr Nashville TN 37221	New Owner	051-08-0-103.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Partner's Plaza, Inc., a Tennessee Corporation,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Amori, LLC., a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being parts of Lots 1 and 2 on the Plan of record in Book 421, Page 192, said Register's Office, which is re-subdivision of Lots 2 and 5 on the Plan of Montague Subdivision of record in Book 421, Page 129, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Gallatin Road, the widened, at a point 360 feet south of the Southeast corner of said Road and Brinkhaven Avenue; thence southerly along the easterly margin of Gallatin Road, 120 feet; thence leaving said Road, easterly 192 feet; thence northerly 120 feet to a point, 360 feet south of the southerly margin of Brinkhaven Avenue; thence westerly 192 feet to the beginning.

Being the same property conveyed to Tracey W. Townsend, Trustee for Partners Plaza, by deed dated 09/02/1988 and recorded 09/16/1988, from James W. Larkin, Jr., Trustee for Partners Plaza, of record in Book 7654, Page 252, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 421, Page 129 and in Plat Book 421, at Page 192, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX___) improved (____) unimproved property, known as: 1019 Gallatin Pike South, Madison, TN 37115

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 30th day of October, 2023.

Partner's Plaza, Inc.

BY: PRESIDENT
Tracy W. Townsend, President

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tracy W. Townsend**, with whom I am personally acquainted, and who, proved himself to be the **President of Partner's Plaza, Inc., a Tennessee Corporation**, the bargainor, and who being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 30th day of October, 2023.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public at Large
My commission expires: 9/27/26

Certificate of Authenticity

I, **Brenda Huntsman**, 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 10/30/23.

Date

Brenda Huntsman

Affiant Signature

10/31/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of October, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

