23-4764

Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **360,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/01/2023** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1068675 **DEEDWARR**
11/06/2023 10:43:11 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20231106-0086547

FOUR STAR TITLE LLC
ESTABLISHED 2004

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorita Tejeda	**Broad Street Holdings II, LLC**	**098-00-0-043**
3145 Earhart Road Nashville, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorita Tejeda, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a 1/2-inch rebar with a yellow cap marked "SBF" RLS #1697 lying in the westerly margin of Earhart Road, said rebar being the southwest corner of Ronald P. Ames Jr. & Halle S. Ames of record in Instrument Number 20230802-0059467, in the Register's Office of Davidson County (R.O.W.C.,TN); thence leaving the westerly margin of Earhart Road and with the Ames' south line North 55 degrees 30 minutes 22 seconds East for a distance of 142.34 feet to a 2-inch mag spike; thence continuing with Ames' south line South 84 degrees 10 minutes 42 seconds East for a distance of 259.25 feet to a 2-inch angle iron, said angle iron being Ames' southeast corner and being the northeast corner of the tract described herein; thence South 06 degrees 10 minutes 08 seconds West for a distance of 228.68 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng.", and lying on the north line of Sharon Smith of record in Instrument Number 20120601-0047581, R.O.D.C., TN, and being the southeast corner of the tract described herein; thence North 80 degrees 25 minutes 35 seconds West for a distance of 298.92 feet to a 1/2-inch rebar with no cap lying in the westerly margin of Earhart Road; thence continuing with the westerly margin of Earhart Road with a curve to the left, having a radius of 240.94 feet, a chord bearing North 24 degrees 22 minutes 52 seconds West, a chord distance of 135.40 feet, and an arc length of 137.25 feet to the Point of Beginning of the tract described herein, having an area of 69,833.59± square feet or 1.60± acres, more or less.

Being a portion of the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Warranty Deed from Michael P. Higbie and Keely J. Higbie, husband and wife, dated June 10, 2021 and recorded in Instrument #20210617-0082264 Register's Office of Davidson County, Tennessee, also recorded June 18, 2021 in Book 2087, Pages 751-753 in the Register's Office of Wilson County, Tennessee.

No part of subject property or any interest therein shall be sold or transferred by the undersigned without prior written consent and approval of the owners and holders of the indebtedness secured herein. In the event that Dorita Tejeda shall desire to sell or transfer any interest in the subject property, Ted J. Bertuca shall have the first right of refusal for the subject property for the following amount: $360,000.00 plus appreciation of Three percent (3.0%) per year after the signing of this Deed of Trust.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3145 Earhart Road, Nashville, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **November, 2023**.

508 Investors, LLC

Theodore J. Bertuca, President/Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be the President and Member he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, Inc.

WITNESS my hand and official seal this the **1st** day of **November, 2023**

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY