23-4765

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$577,940.16.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/01/2023** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC
ESTABLISHED 2008

Karen Johnson Davidson County
Batch# 1068677 **DEEDWARR**
11/06/2023 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $2,138.38
20231106-0086550

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan King and Nikki Bertuca-King	**Broad Street Holdings II, LLC**	**097-1.01 Wilson County** **P/O 098-043.00 Davidson County**
Earhart Road **Nashville, TN**	**630 S. Church St., Suite 300** **Murfreesboro, TN 37130**	

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 **Logan King, and Nikki Bertuca-King, husband and wife,** 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:

Commencing 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 Point of Beginning of the tract described herein; thence South 80 degrees 26 minutes 18 seconds East for a distance of 1,376.45 feet to a 1/2-inch rebar with no cap, lying on the west line of Lot 3 of the Boundary Survey of John D. Liles & Lisa A. Liles of record in Plat Book 28, Page 834, in the Register's Office of Wilson County (R.O.W.C.,TN), and being the northeast corner of the tract described herein; thence continuing with the west line of Lot 3 South 08 degrees 42 minutes 08 seconds West for a distance of 629.18 feet to a 1/2-inch rebar with an orange cap marked "RLS #2053" and being the southwest corner of the tract described herein; thence leaving the west line of Lot 3 and continuing with the north line of Lot 2 of said plat North 80 degrees 21 minutes 11 seconds West for a distance of 1,105.72 feet to a 1/2-inch rebar with an orange cap marked "RLS #2053" and being the southwest corner of the tract described herein; thence North 08 degrees 22 minutes 00 seconds East for a distance of 399.22 feet to a 1/2-inch rebar with no cap and being the northeast corner of Sharon Smith, of record in Instrument Number 20120601-0047581, R.O.D.C., TN; thence continuing with Smith's north line North 80 degrees 25 minutes 46 seconds West for a distance of 258.31 feet to a 1/2-inch rebar with a yellow cap marked "W&A Eng."; thence leaving Smith's north line North 06

degrees 10 minutes 08 seconds East for a distance of 228.68 feet to a point of to the Point of Beginning of the tract described herein, having an area of 755,680.1± square feet or 17.35± 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 properties 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 Logan King and Nikki Bertuca-King 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: $577,940.16 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 **Earhart Road, Nashville, TN**

(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