Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025 SEEZEN YILMAZ

File #23-TC-1402-Pilk

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1075061 DEEDWARR
11/27/2023 09:40:38 AM 2 pgs
Fees: $13.00 Taxes: $5,476.00

20231127-0091328

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Earl Lee, LLC, a South Carolina Limited Liability Company** | | |
| (NAME) | NEW OWNER (NAME) | 104 08 0 289.00 |
| **1402 17th Avenue South** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAC AXELROD, SUCCESSOR TRUSTEE OF ARIZONA POWDERHORN FAMILY LIVING TRUST DATED FEBRUARY 20, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EARL LEE, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 55 feet of the North 1/3 of the West 1/2 of Lot No. 42 in the O.B. Hayes Plan of Large Lots, as of record in Plat Book 21, Page 87, in the Register's Office for said County described as follows:

Beginning in the Easterly margin of 17th Avenue South formerly Addison Street 55 feet 6-1/2 inches South of the dividing line between Lots Nos. 35 and 42 on said plan; thence parallel with said dividing line Eastwardly 157 feet 3 inches to a proposed alley; thence with the Westerly margin of said proposed alley 55 feet Southwardly to the North line of the middle 1/3 of said Lot No. 42; thence with said line Westerly 157 feet 3 inches to the Easterly margin of 17th Avenue South; thence with said 17th Avenue South, Northwardly 55 feet to the beginning.

Being the same property conveyed to Perry S. Herst, III, by Warranty Deed from Richard C. Giles and wife, Patricia L. Giles, Trustees of The Rick Giles Profit Sharing Plan, of record in Instrument No. 20140210-0011270, in the Register's Office of Davidson County, Tennessee, dated January 24, 2014 and recorded on February 10, 2014. The said Perry S. Herst, III died on March 24, 2023, testate, devising subject property to Mac Axelrod, Trustee of the Arizona Powderhorn Family Living Trust, dated February 20, 2009. See Probate Case No. 23P-1538, Davidson County Circuit Court (Probate Division).

This conveyance is subject to:

* 2023 Taxes, a lien now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. Hayes Plan, as recorded in Plat Book 21, Page(s) 87.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1402 17th Avenue South, Nashville, TN 37212**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 20th day of November, 2023.

Arizona Powderhorn Family Living Trust dated February 20, 2009

By: _____
Mac Axelrod, Successor Trustee

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned notary public, Mac Axelrod with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Successor Trustee of the Arizona Powderhorn Family Living Trust dated February 20, 2009, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand, at office, this 20th day of November, 2023.

_____
Notary Signature
My commission expires: 12/27/25
√ physical presence

MARYLINE LOWE
Notary Public - State of Florida
Commission # HH 173412
My Comm. Expires Dec 27, 2025
Bonded through National Notary Assn.

**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204