Karen Johnson Davidson County
Batch# 1075593 DEEDWARRSP
11/28/2023 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20231128-0091694

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on November 27 2023.

NOTARY PUBLIC

My Commission Expires:

J. D. PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

OAKTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Pete Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36615

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Urban Capital, LLC 1104 Fatherland Street Nashville, TN 37206	NEW OWNER	091-09-0-064.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **6100 Company Partnership, a Tennessee general partnership**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Urban Capital, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The conveyance of the above-described parcel of land is subject to the following: (i) 2023 Davidson County property taxes and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

6109 Robertson Avenue, Nashville, TN 37209

(House Number) (Street) (City or Town) (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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but no further or otherwise. 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 27th day of November, 2023.

6100 Company, a Tennessee general partnership

BY: Estate of Bernard D. Goldstein, Deceased
Authorized Signor

BY: _____
Harlan Dodson, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Harlan Dodson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of 6100 Company, a Tennessee general partnership, the within named bargainor, and that he as such Executor of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of 6100 Company, a Tennessee general partnership, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Bernard D. Goldstein, Deceased, the Authorized Signor of 6100 Company, a Tennessee general partnership, by himself in said capacity.

Witness my hand and official seal, this 27th day of November, 2023.

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

_____
NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 17 on the Plan of T. M. Nail's Subdivision of Lot Nos. 18, 19, and 20 of the B. F. Cockrill Land, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 50 feet on the southerly side of Robertson Road and runs back between parallel lines 217.8 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Susan Faye Weinberger Loft, Mark Weinberger, Jay Weinberger, Sheila Weinberger, Michael Weinberger, Sheila Weinberger, Trustee for Beth Weinberger, Gary Litoff and Marlene Litoff Chastain, Marilyn W. Litoff, Sigmund Litoff, Gene Weinberger, and Elaine F. Weinberger, by Quitclaim Deeds from Minnye K. Weinberger of record in Book 10949, page 694 and Book 10950, page 675, Register's Office for Davidson County, Tennessee. The said Jay Weinberger having since died and pursuant to the terms of his Last Will and Testament, as filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division No. 19P-l 742, for Muniment of Title, the interest of the said Jay Weinberger being now vested in Pamela M. Weinberger, Trustee of the Jay R. Weinberger Living Trust dated March 11, 2002. The said Sigmund Litoff having since died and pursuant to the terms of his Last Will and Testament, as filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division No. 19P-1745, for Muniment of Title, the interest of the said Sigmund Litoff being now vested in Marilyn Weinberger Litoff, successor Trustee of the Trust Agreement of Sigmund Litoff dated March 16, 2005. The said Beth Weinberger having since died and pursuant to her Last Will and Testament, as filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division No. 02P-1258, the interest held by Sheila Weinberger, Trustee for Beth Weinberger being now vested in Michael Weinberger and Sheila Weinberger. The said Gene Weinberger having since died and pursuant to the terms of his Last Will and Testament, as filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division No. 1 9P-l744, for Muniment of Title, the interest of the said Gene Weinberger being now vested in Elaine F. Weinberger and part of the same property vested in Anne Goldstein-Glanstin (p/k/a Anne (Ann) Tina Goldstein) the said Anne Goldstein-Glanstin having since died intestate on July 28, I 993 and her interest having vested in Bernard D. Goldstein, her sole heir at law, as her husband, Murray Glanstin, had disclaimed any interest in said property in the Ante- Nuptial Contract, all of record in Case No. 97P-113, Probate Clerk's Office for Davidson County, Tennessee. Then Bernard D. Goldstein having conveyed his interest to the Goldstein Family Partnership, L.P. by deed of record in Book 10978, page 436 and as re- recorded in Book 10987, page 952, said Register's Office. the Goldstein Family Partnership, L.P. is n/k/a Goldstein 2000 Family Partnership, L.P., a Tennessee Limited Partnership, by instruments of record in Inst. No. 20000105-0001621 and Inst. No. 20001229-0127629, said Register's Office, the said parties collectively doing business as the 6100 Company Partnership, Tennessee General Partnership.

Also being part of the same property conveyed to 6100 Company Partnership, a Tennessee general partnership, by Quitclaim Deed from Goldstein 2000 Family Partnership, a Tennessee limited partnership, as to a fifty (50%) per cent undivided interest; and Susan Fay Weinberger Loft; Mark Weinberger; Pamela B. Weinberger; Trustee of the Jay Weinberger Living Trust, dated March 11, 2002; Sheila Weinberger (being one and the same person, as Sheila Weinberger Cope); Michael Weinberger; Gary Litoff; Marlene Litoff Chastain; Marilyn W. Litoff; Marilyn Weinberger Liotff, Successor Trustee of the Trust Agreement of Sigmund Litoff, dated March 16, 2005; and Elaine F. Weinberger, collectively as to a fifty (50%) percent interest, dated November 12, 2019 and of record on November 12, 2019 in Instrument No. 20191112-0116491, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, April N. Bradley, 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 November 27, 2023. (Date of document)

Affiant Signature

November 27, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of November, 2023.

Notary's Signature

My Commission Expires: May 5, 2025

(*SEAL*)