Batch# 1076940 DEEDWARR
11/30/2023 01:36:44 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20231130-0092546

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Baird Graham Company, L.L.C., a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stafford Thurman Partners LP, a Tennessee limited partnership**, hereinafter called the **Grantee**, Grantee's 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 the southerly part of Lot No. 86 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County, described as follows:

Beginning on the easterly margin of Gladstone Avenue at the corner of Lots Nos. 86 and 87; thence, with said Avenue, northwardly 41 feet 3 inches to the Southwest corner of the property conveyed to Thomas R. Burns and wife, by deed from E.F. Waller and wife, of record in Book 1367, page 41, said Register's Office; thence, with the southerly line of said Burns property, eastwardly 165 feet, more or less, to the westerly margin of an alley; thence, with said alley, southwardly 41 feet 3 inches, more or less to the corner of Lots Nos. 86 and 87; thence, with the line between said two lots, westwardly 165 feet to the beginning.

Being a portion of the same property conveyed to GP Holdings LLC by Warranty deed from Joe S. Gray and wife, Helen L. Gray of record in Instrument No. 20160405-0032266 Register's Office for Davidson County, Tennessee, dated April 4, 2016 and recorded on April 5, 2016.

Being a portion of the same property conveyed to The Baird Graham Company, LLC, a Tennessee limited liability company by Quitclaim deed from GP Holdings, LLC of record in Instrument No. 20181002-0097729 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on October 2, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 2002 Gladstone Avenue, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Stafford Thurman Partners LP
PO BOX 1625
Brentwood, TN 37027-1625

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
105-16-0-093.00

WITNESS THE EXECUTION HEREOF this 29th day of November, 2023.

The Baird Graham Company, L.L.C.

Sole Member

By: L. Baird Graham, Sole member

State of Tennessee)
County of Davidson)

On this 29th day of November, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, The Baird Graham Company, L.L.C., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Baird Graham Company, L.L.C., as Sole Member.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 395,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of November, 2023.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26