WARRANTY DEED

Karen Johnson Davidson County
Batch# 1077234 DEEDWARR
12/01/2023 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,329.47
20231201-0092949

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,587.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF November, 20 23

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MELORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mandy Development LLC	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	04212006000 - 404 Old Hickory
9005 Overlook Blvd		
(ADDRESS)	(ADDRESS)	04212006300 - 0 Old Hickory
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Bolder Development LLC, A Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mandy Development LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Map of the W.W. Gray Plan of Lots at Madison Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front a total of 200 feet on the Northerly margin of Halls Lane (Old Hickory Boulevard) and run back between parallel lines 150 feet to a dead line.

Included in this description, but specifically excluded from this conveyance is a portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Deed Book 4835, Page 451, said Register's Office.

Being the same property conveyed to BOLDER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by deed from URBAN GATE PROPERTIES, LLC, A TENNESSEE LIABILITY COMPANY, of record in Instrument No. 20220317-0031053, dated March 15, 2022, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved X property, known as 404 Old Hickory Blvd Madison, TN 37115 & 0 Old Hickory Blvd, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of November, 2023.

Bolder Development LLC

By: Sinan Durson, Manager

STATE OF VIRGINIA
COUNTY OF FAIRFAX

Before me, a Notary Public of said County and State, personally appeared Sinan Dusron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of **Bolder Development LLC** the within named bargainer, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Manager.

WITNESS my hand and official seal at office this 30th day of November, 2023.

Notary Public

My Commission Expires: 9-30-2024

LAURA GAIL HAMERLING
NOTARY PUBLIC
REG #: 7340998
MY COMMISSION EXPIRES
09/30/2024
COMMONWEALTH OF VIRGINIA

Certificate of Authenticity

I, Holly A Mason, 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 11/30/23.

Affiant Signature

11/30/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 30 day of November, 2023

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARL ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY