BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1080715 DEEDWARR
12/12/2023 09:22:43 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00

20231212-0095595

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC DAWN MICHELLE OSBORNE DAVIDSON COUNTY (AFFIX SEAL) Commission Expires 04-23-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flatiron Properties, LLC	New Owner	
1831 12TH AVE S. #109	(NAME)	131 06 0 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I, **CHARLES WILLIAM BISSELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLATIRON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, 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 2046 Castleman Dr., Nashville, TN 37215
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

MO2023-1397

Witness my hand this 11th day of December, 2023

CHARLES WILLIAM BISSELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles William Bissell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

EXHIBIT "A"

BEING LOT NO. 94 OF BLOCK 3 ON THE PLAN OF OVERTON HILLS, A RESUBDIVISION OF HOLLYWOOD PLACE ON HILLSBORO R.D AS OF RECORD IN BOOK 843, PAGE 66 AND BOOK 974, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY , DESCRIBED AS FOLLOW:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY MARGIN OF CASTLEMAN DRIVE, SAID ROD BEING THE SOUTHEAST CORNER OF LOT 93, BLOCK 3, OVERTON HILLS (BOOK 843, PAGE 66), REVISED IN BOOK 974, PAGE 41 R.O.D.C., TN OWNED BY 2048 CASTLEMAN DRIVE, LLC
(INSTRUMENT # 20210205-0017107 R.O.D.C., TN) AND THE SOUTHWEST CORNER OF LOT 94, BLOCK 3 OF SAID OVERTON HILLS (BOOK 843, PAGE 66 R.O.D.C., TN), REVISED IN BOOK 974, PAGE 91 R.O.D.C., TN; THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID 2048 CASTLEMAN DRIVE, LLC
N 40°22'55" E 237.26 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY LINE OF LOT 92, BLOCK 3 OF SAID REVISED OVERTON HILLS OWNED BY LESLIE THREADGILL BALLARD (INSTRUMENT # 20220812-0091684 R.O.D.C., TN); THENCE WITH SAID BALLARD S 47°27'53" E 81.51 FEET TO AN IRON ROD (NEW) AT THE CORNER OF THE PROJECTED LINE OF SAID LOT 94, BLOCK 3 AND OF LOT 95, BLOCK 3 OF SAID REVISED OVERTON HILLS (BOOK 974, PAGE 91 R.O.D.C., TN) IN SAID BALLARDS SOUTHERLY LINE AT THE NORTHWEST CORNER OF THE CHARLES WILLIAM BISSELL LAND (BOOK 1882, PAGE 25 R.O.D.C., TN); THENCE WITH SAID BISSELL AND THE LINE BETWEEN SAID LOTS 94 & 95, BLOCK 3 S 31°03'24" W 250.49 SEET TO AN IRON ROD (NEW) ON SAID NORTHERLY MARGIN OF CASTLEMAN DRIVE AT THE COMMON FRONT CORNER OF SAID LOTS 94 & 95, BLOCK 3; THENCE WITH SAID NORTHERLY MARGIN WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 414.68, A CHORD BEARING AND DISTANCE OF N 43°32'53" W 122.73 FEET FOR AN ARC LENGTH OF 123.18 FEET TO THE POINT OF BEGINNING THE DESCRIBED LAND CONTAINING 24855.49 S.F. OR 0.57 ACRES MORE OR LESS DESCRIBED.

ACCORDING TO A SURVEY PLAT DATED NOVEMBER 30, 2023, AS FURTHER ILLUSTRATED IN EXHIBIT "B" HEREIN ATTACHED.

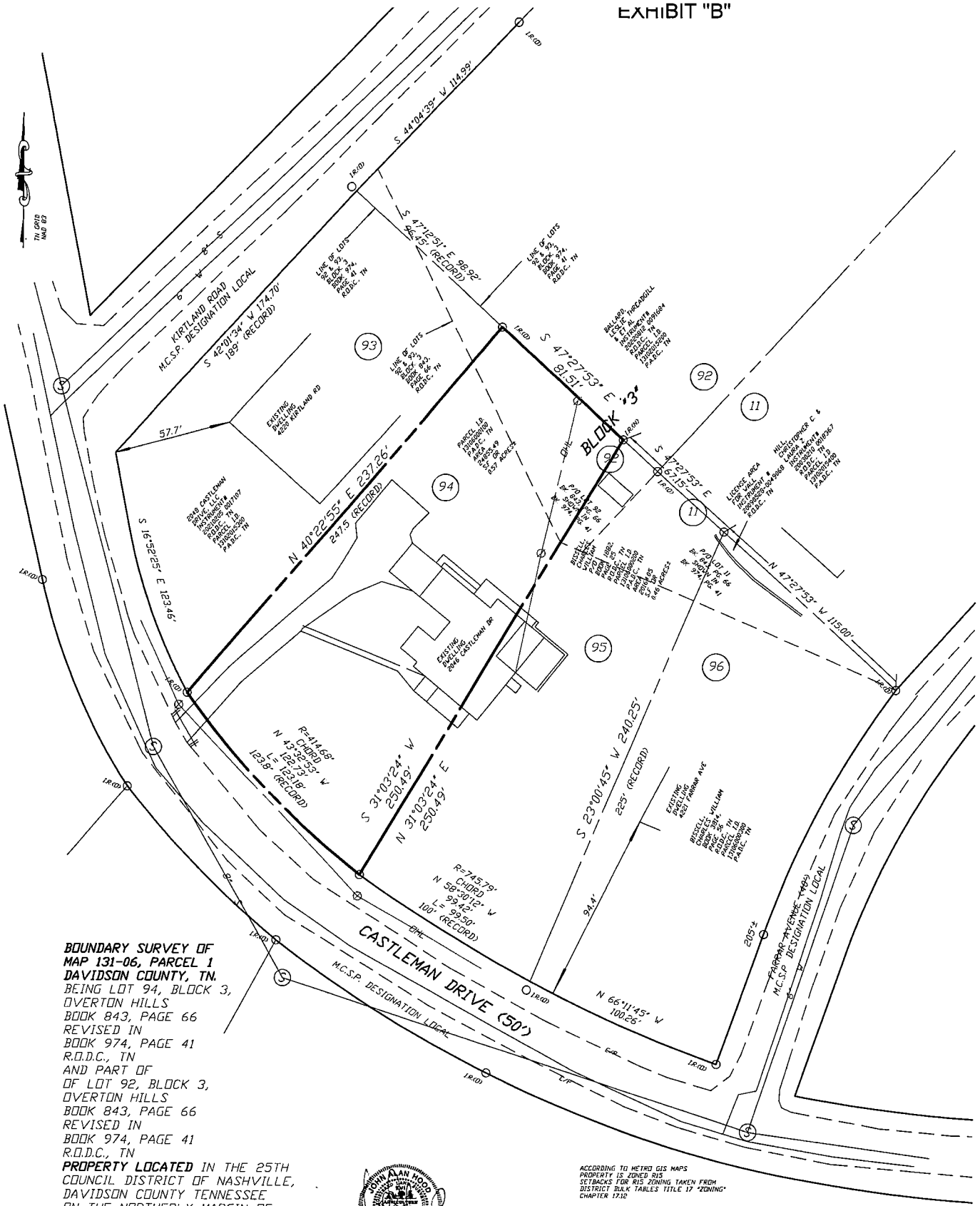
CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BOX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN R.L.S. #1838

BEING A PORTON OF THE SAME PROPERTY CONVEYED TO TOM LITTLE AND WIFE, LILLIAN H. LITTLE, BY INSTALLMENT DEED FROM MEHARRY MEDICAL COLLEGEM A CORPORATION, OF RECORD IN BOOK 1882, PAGE 25, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 11,1950 AND RECORDED ON SEPTEMBER 18,1950. THE SAID TOM LITTLE DIED ON JANUARY 28,2015. LILLIAN H. LITTLE DIED TESTATE ON JUNE 12,2016. LEAVING A LAST WILL AND TESTAMENT THAT WAS PROBATED UNDER DOCKET NO. 00P624 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION. UNDER THE AFORESAID WILL CHARLES WILLIAM BISSELL WAS APPOINTED TO SERVE AS THE EXECUTOR AND SOLE DEVISEE OF THE SAID ESTATE.

BEING PART OF THE SAME PROPERTY CONVEYED TO A.B. BENEDICT, TRUSTEE, BY INSTALL DEED FROM TOM LITTLE AND WIFE, LILLIAN H. LITTLE, OF RECORD IN BOOK 1882, PAGE 25, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 11,1950 AND RECORDED ON SEPTEMBER 18, 1950.

BEING PART OF THE SAME PROPERTY CONVEYED TO TOM LITTLE AND WIFE, LILLIAN H. LITTLE, BY INSTALL DEED FROM A.B. BENEDICT, TRUSTEE, OF RECORD IN BOOK 1882, PAGE 25, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 11,1950 AND RECORDED ON SEPTEMBER 18, 1950.

EXHIBIT "B"



BOUNDARY SURVEY OF
MAP 131-06, PARCEL 1
DAVIDSON COUNTY, TN.
BEING LOT 94, BLOCK 3,
OVERTON HILLS
BOOK 843, PAGE 66
REVISED IN
BOOK 974, PAGE 41
R.O.D.C., TN
AND PART OF
OF LOT 92, BLOCK 3,
OVERTON HILLS
BOOK 843, PAGE 66
REVISED IN
BOOK 974, PAGE 41
R.O.D.C., TN

PROPERTY LOCATED IN THE 25TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE ON THE NORTHERLY MARGIN OF CASTLEMAN DRIVE, EAST OF KIRTLAND ROAD

PROPERTY ADDRESS:
2046 CASTLEMAN DRIVE,
NASHVILLE, TN., 37215

DEED REFERENCE:
PART OF
BOOK 1882, PAGE 25
R.O.D.C., TN.
PARCEL I.D. 13106000100
P.A.D.C., TN

DATE: 11-30-2023
SCALE: 1"=20'
PREPARED FOR:
PAROS GROUP

JOHN ALAN HOOD
REGISTERED LAND SURVEYOR
TENNESSEE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING GREATER THAN 1: 10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
TN. R.L.S.#1838

GRAPHIC SCALE (IN FEET) 1" = 20'

ACCORDING TO METRO GIS MAPS PROPERTY IS ZONED R15
SETBACKS FOR R15 ZONING TAKEN FROM DISTRICT BULK TABLES TITLE 17 "ZONING" CHAPTER 17.12

FRONT = STREET AVERAGE
SIDES = 10'
REAR = 20'
VERIFY SETBACKS WITH CODES BEFORE DESIGN OR CONSTRUCTION DECISIONS ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. / FLOOD INSURANCE RATE MAP THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA MAP 47004D PANEL 0252 H EFFECTIVE DATE = 4-5-17

THIS EXHIBIT WAS PREPARED FROM THE LATEST RECORDED DEED DESCRIPTION. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT TITLE EXAMINATION. NO TITLE REPORT WAS PROVIDED TO SURVEYOR

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS & FIELD LOCATION. THERE MAY BE UTILITIES OR EASEMENTS PRESENT THAT ARE NOT SHOWN ON THIS EXHIBIT. CONTACT THE TENNESSEE ONE CALL SYSTEM PRIOR TO ANY CONSTRUCTION OR DIGGING.

LEGEND
I.R.(O)=IRON ROD (OLD)
I.R.(N)=IRON ROD (NEW)
W=WATER LINE (RECORD)
S= SEWER LINE (RECORD)
OHL=OVERHEAD LINES
E/P =EDGE PAVEMENT