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

39-B
File #23-1276

Karen Johnson
Batch # 1084559
12/21/2023 09:03:35 AM
Fees: $13.00 Taxes: $1,554.00
Davidson County
DEEDWARR
2 pgs
20231221-0098390

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 **Treemont Properties II, LLC, a Tennessee limited liability,** 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 Lot No. 85 and the North 8 feet 9 inches front and 8 feet 3 inches rear of Lot No. 86 on the Map of Corinne Place, as recorded in Book 332, page 1, Register's Office for said County.

Said lot and part of said lot front 41.25 feet on the Easterly side of Gladstone Avenue and runs back between lines 165 feet to an alley on which they measure 40.25 feet.

Being the same property conveyed to Treemont Properties II, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Baird Graham Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181003-0098116 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 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: 2000 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Stafford Thurman Partners LP **PO Box 1625** **Brentwood, TN 37027-1625**	**New Owner**	**105-16-0-094.00**

WITNESS THE EXECUTION HEREOF this 20th day of December, 2023.

Treemont Properties II, LLC

President/Member
By: James H. Pfeffer, President/ Member

State of Tennessee)
County of Davidson)

On this 20th day of December, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James H. Pfeffer, 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 President/ Member of the maker, Treemont Properties II, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Treemont Properties II, LLC, as President/ Member.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 420,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of December, 2023.

Notary Public

My Commission Expires: 3/3/26

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