Karen Johnson Davidson County
Batch# 1087942 DEEDWARRSP
01/03/2024 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $604.03
20240103-0000648

SPECIAL WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $163,250.00.

Affiant

Subscribed and sworn to me on January 1, 2024.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dayton Avenue Investors, LLC Post Office Box 150262 Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	119-01-0-504.00 & 119-01-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Glenrose Business Center, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Dayton Avenue Investors, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successor and assigns, a fifty percent (50%) undivided co-tenancy interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lots 2 and 3, as shown on the map entitled Final Plat of Glenrose of record as Instrument No. 20211210-0163836, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenrose Business Center, LLC, a Tennessee limited liability company by Special Warranty Deed from Dayton Property One, LLC, a Tennessee limited liability company, of record in Instrument No. 20170526-0052678, Register's Office for Davidson County, Tennessee.

This property is known as improved property located at: 2150 Dayton Avenue, Nashville, TN 37210 & 2152 Dayton Avenue, Nashville, TN 37210.

The conveyance of the above described parcel of land is subject to the following:

1. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successor and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not 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 1st day of January, 2024.

Glenrose Business Center, LLC,
a Tennessee limited liability company

By: _____
Secretary
Its: Secretary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Glenrose Business Center, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name as Secretary of Glenrose Business Center, LLC.

Witness my hand, at office, this 1st day of January, 2024.

_____
Notary Public

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 January 1, 2024 (date of document).

Affiant Signature

January 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

