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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1091651
01/22/2024 12:59:27 PM
Fees: $13.00 Taxes: $16,650.00

Davidson County
DEEDWARR
2 pgs

20240122-0003300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,004,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF 2024

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27

(AFFIX SEAL)

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
Gladstone West End, LLC	NEW OWNER	
(NAME)	(NAME)	104-09-0C-001.00CO & 10
3110 Forrest Park Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **GLADSTONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLADSTONE WEST END, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Units 1, 2, 3, 4, 5 and 6, on the plan of Gladstone Condominiums of record in Book 5200, Page 543, Surveyor's Certification of Correction of record in Book 6150, Page 778, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Gladstone Owner, LLC, a Delaware Limited Liability Company, by General Warranty Deed from Gladstone Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20131025-0111545 Register's Office for Davidson County, Tennessee, dated October 25, 2013.

Being the same property conveyed to Gladstone Owner, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from Gladstone Owner, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20131028-0112019 Register's Office for Davidson County, Tennessee, dated October 28, 2013. As to Units 1, 2, 3, 4, 5 and 6.

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 3803 West End Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CH2023-1147

unimproved
This is improved x property, known as 3803 West End Avenue, Nashville, TN 37205
(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 12th day of January, 2024

GLADSTONE OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

BENJAMIN WEPRIN, AUTHORIZED PERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Benjamin Weprin, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Authorized Person for Gladstone Owner, LLC the within named bargainor, a limited liability company, and that he is the Authorized Person of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Person.

Witness my hand and official seal this 12th day of January, 2024.

Commission expires: May 3, 2027

STEPHANIE DENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

CH2023-1147