Karen Johnson Davidson County
Batch# 1093051 DEEDWARRSP
01/23/2024 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $8,695.00
20240123-0004376

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,350,000.00.

Madison R. Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2024.

Sarah K. Hudson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026

File No.: COM-23-2206-2208

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turf Dynamics, Inc.	**New Owner**	119-01-0-164.00 & 119-01-0-165.00
(NAME)	(NAME)	
7895 Walton Parkway New Albany, OH 43054		
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Motosound, LLC, a Tennessee Limited Liability Company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Turf Dynamics, Inc., a Tennessee Corporation, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel A (commonly known as 2206 Dortch Avenue, Nashville, TN 37210; Map & Parcel No. 119-01-0-164.00):

Land in Davidson County, Tennessee, being Lot No. 204 and the southerly half of Lot No. 205, on the Map of Overhill City and W.H. Fox's Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd., as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 204 and part of Lot No. 205 front together 75 feet on the easterly side of Dortch Avenue and run back between parallel lines 150 feet to an alley.

Parcel B: (commonly known as 2208 Dortch Avenue, Nashville, TN 37210; Map & Parcel No. 119-01-0-165.00):

Land in Davidson County, Tennessee, being Lot No. 203 on the map of Map of Overhill City and W.H. Fox's Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subd., as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For reference: Said Lot No. 203 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Motosound, LLC, a Tennessee limited liability company, from 2206 Dortch, LLC, a Tennessee limited liability company, by Warranty Deed dated November 19, 2021, recorded November 24, 2021, in Instrument No. 20211124-0156111, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 2206 and 2208 Dortch Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter in Exhibit A:

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 19 day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Motosound, LLC, a Tennessee Limited Liability Company

By: _____
Frank Reid Shippen, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam LaFever of the state and county mentioned, personally appeared Frank Reid Shippen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Motosound, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that Frank Reid Shippen as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, this 19 day of January, 2024.

_____
Notary Signature

Printed Name: Adam LaFever

My commission expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A – Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERHILL CITY & W H FOXS SUB, as recorded in Book 332, Page(s) 21.
4. Rights of others in and to any alleyways adjacent to the subject property.
5. Rights of others in and to any party walls located on the subject property.

Multiple Properties Address Addendum

File No: 2023-11-3462 **Close Date:** January 19, 2024

Property	Address
Property 1	2206 Dortch Avenue, Nashville, TN 37210
Property 2	2208 Dortch Avenue, Nashville, TN 37210

202401230004376

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 01/19/2024. (Date of Document)

Affiant Signature

Date: 01/22/24

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 22nd day of January, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/05/26

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026