Karen Johnson Davidson County
Batch# 1095733 DEEDWARR
01/30/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240130-0006385

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 26th day of January, 2024. Notary Public My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

WARRANTY DEED

Address New Owner: Gulch Development Corporation, LLC 1200 Broadway, Apt 1416 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 16 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael David Johnson, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gulch Development Corporation, LLC.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 58 on the Map of Section 1, Green Hills Subdivision, a Revised Plan of David Lipscomb College Property of record in Book 547, Page 128, as revised in Book 5210, Page 368, in the Register's Office for Davidson County, and further being described as follows:

Said part of Lot No. 58 fronts 125 feet on Belmont Boulevard and extends back west between parallel lines 150 feet, and along the northerly margin of Burton Avenue to the to the line between lots 58 and 59.

Being the same property conveyed to Franklin B. Jones and wife, Nancy T. Jones by Warranty deed from Hall C. Roland and wife, June C. Roland of record in Book 4251, page 184, Register's Office for Davidson County, Tennessee, dated July 11, 1968 and recorded on July 15, 1968.

Franklin B. Jones having since died on February 8, 2004, leaving Nancy T. Jones as tenant by the entirety.

Being the same property conveyed to RER2 Partnership, a Tennessee General Partnership by Warranty deed from Nancy T. Jones of record in Instrument No. 20180511-0045229 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018.

Being the same property conveyed to Michael David Johnson, an unmarried man, by Warranty Deed from RER2 Partnership, a Tennessee general partnership, of record as Instrument Number 20230601-0041401, Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 1, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1, Green Hills Subdivision, as recorded in Plat Book 547,, Page(s) 128; as Revised in Plat Book 5210, Page 368.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3801 Belmont Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2024.

Michael David Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael David Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 26, 2024** (date of document).

Affiant Signature

January 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25