Karen Johnson Davidson County
Batch# 1097101 DEEDWARR
02/01/2024 03:02:30 PM 5 pgs
Fees: $28.00 Taxes: $13,320.00
20240201-0007251

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

36894-1B
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
HC Berry Hill LLC ATTN: William Prins 208 Lynwood Blvd Nashville, TN 37205	New Owner	11808017500 11808020100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) 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, **Eugenia/Winford Partners, a Tennessee joint venture** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HC Berry Hill LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and incorporated herein by this reference.

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 covenants 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 except as set forth on the attached Exhibit B; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

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

Eugenia/Winford Partners, a Tennessee joint venture

By: _____
Name: James M. Woodard
Its: Managing Joint Venturer

STATE OF FLORIDA]
COUNTY OF PALM BEACH]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. Woodard, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Joint Venturer of Eugenia/Winford Partners, a Tennessee joint venture, the within-named bargainor, and that he as such Managing Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Managing Joint Venturer.

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

_____
Notary Public
My Commission Expires: _____

DENISE M. BRADY NOTARY PUBLIC MY COMMISSION EXPIRES 8-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 390457

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $3,600,000.00.

_____
Affiant

Subscribed and sworn to before me this 1st day of February, 2024.

_____
Notary Public
My Commission Expires: 12/14/24

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A
Legal Description

TRACT I - 2606 Eugenia Avenue:

Being Lot Nos. 215 and 216 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332 Page 29, Register's Office for Davidson County, Tennessee, and Part of Alley No. 1837 that was closed by Metro Ordinance No. 095-1543, filed in the County Court Clerk's Office for said County.

Being all the same property conveyed to James Matthew Woodard by Warranty Deed dated December 29, 2016, from Charles R. Tygard and Judy B. Tygard, husband and wife, of record in Instrument No. 20161230-0137409, said Register's Office for Davidson County, Tennessee. The said property was further conveyed to Eugenia/Winford Partners, a Tennessee joint venture, by Quitclaim Deed dated January 19, 2017, from James Matthew Woodard, of record in Instrument No. 20170123-0007133 and by Quitclaim Deed dated January 19, 2017, from Charles R. Tygard and wife, Judy B. Tygard, of record in Instrument No. 20170123-0007134, said Register's Office.

Tax Map ID Number: 11808017500

TRACT II - 2607 Winford Avenue:

Being Lot Nos. 201, 202, 203, and 204 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332 Page 29 (erroneously referred to as Page 1543 in a previous Deed), said Register's Office for Davidson County, Tennessee, and Part of Alley No. 1837 that was closed by Metro Ordinance No. 095-1543, filed in the County Court Clerk's Office for said County.

Being all of the same property conveyed to Eugenia/Winford Partners, a Tennessee joint venture, by Warranty Deed dated January 20, 2017, from Charles R. Tygard and Judy B. Tygard, husband and wife, of record in Instrument No. 20170123-0007135, and by Quitclaim Deed dated January 19, 2017, from Charles R. Tygard and wife, Judy B. Tygard, of record in Instrument No. 20170123-0007134, said Register's Office for Davidson County, Tennessee.

Tax Map ID Number: 11808020100

THIS is improved property known as 2607 Winford Ave. & 2606 Eugenia Ave., Nashville, TN 37211.

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and all subsequent years, not yet due and payable. Tax Map ID Numbers: 11808020100 & 11808017500. Current year taxes have been prorated as part of closing and assumed by the Grantee.

2. All matters shown on the Plan of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee. (As to Tract I and Tract II)

3. Agreement to construct and maintain roof and surface drainage system (perpetual covenant running with the land) as stated in the Deeds, of record in Book 6706, Page 186 and Book 7011, Page 91, said Register's Office. (As to Tract II)

4. Easements retained in Metro Ordinance No. 095-1543, of record in the Metropolitan County Clerk's Office. (As to Tract I and Tract II)

5. All matters as shown on the ALTA/NSPS Land Title Survey of 2606 Eugenia Avenue and 2607 Winford Avenue by Cherry Land Surveying, Inc., Michael H. Charrette, TN RLS# 2048, dated November 20, 2023, last revised January 11, 2024 as Job 23112 CW.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 February 1, 2024.

Mike Boyd, Esq.
Date: February 1, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this February 1, 2024.

Notary Public
My commission expires: 7/7/2027

