Karen Johnson Davidson County
Batch# 1105025 DEEDWARRSP
02/27/2024 01:48:30 PM 8 pgs
Fees: $43.00 Taxes: $9,527.50
20240227-0013310

SPECIAL WARRANTY DEED

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,575,000.00.

Danielle Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF February, 2024.

Lisa Farris
Notary Public

MY COMMISSION EXPIRES: 08-24-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 Second Ave. N., Ste. 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Land, LLC	Same	091-13-0-328.00 091-13-0-329.00
	Charlotte Land, LLC	091-13-0-340.00
(NAME) 3309 Fairmont Drive	(NAME) 3309 Fairmont Drive	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(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, WE,

6009 CHARLOTTE, LLC

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLOTTE LAND, LLC

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of purtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantors do hereby bind themselves and Grantors' heirs and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors, but not otherwise.

Without limiting the foregoing warranty of title, Grantors make no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantee has carefully inspected the properties, and by acceptance of this deed, accepts the properties "as is" and "where is" in its present conditions. 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.

(Signature page to follow)

Witness my hand this 21 day of February, 2024.

GRANTOR:

6009 CHARLOTTE, LLC

By: _____
Name: Michael E. Geringer
Title: Managing Member

STATE OF Florida)
COUNTY OF Palm Beach

Before me, the undersigned authority, a Notary Public of the State and City mentioned, personally appeared Michael E. Geringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of **6009 CHARLOTTE, LLC**, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Managing Partner of 6009 Charlotte, LLC.

Witness my hand, at office, this 21 day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires:
July 18, 2027

TARA DEERING
MY COMMISSION # HH 376138
EXPIRES: July 18, 2027

Witness my hand this 22nd day of February, 2024.

6009 CHARLOTTE, LLC

By: Judy S. Geringer
Judy S. Geringer
Member

STATE OF South Carolina
COUNTY OF Greenville

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Judy S. Geringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of **6009 CHARLOTTE, LLC,** the within named bargainor, a Tennessee limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 22 day of February, 2024.

Kelly Bracken
NOTARY PUBLIC

My Commission Expires:
05/02/2026

KELLY BRACKEN
COMM. EXP.
NOTARY
PUBLIC
05/02/2026
SOUTH CAROLINA

Witness my hand this 21st day of February, 2024.

6009 CHARLOTTE, LLC

\By: Coleman B. Geringer
Coleman Brian Geringer
Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Coleman Brian Geringer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of **6009 CHARLOTTE, LLC,** the within named bargainor, a Tennessee limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21 day of February, 2024.

Charlotte E Herring
NOTARY PUBLIC

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 05, 2025

EXHIBIT A
Legal Description

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded Plan showing Subdivision No. 6 of the John B. Cowden's Property, and described according to a copy of a survey made March 11, 1950, by Norris H. Hickerson, Surveyor, as follows: BEGINNING at a point in the north margin of Lenox Street, at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10 degrees West 126.5 feet to the south line of Lot No. 5 of Subdivision No. 5; thence along the line of said lots, southwesterly 61.8 feet to a corner of Lot No. 4 of said Subdivision No. 6; thence with the line between Lots Nos. 4 and 5, south 9 degrees 46' East 112.5 feet to the north margin of Lenox Street; thence with the margin of the same North 80 degrees East 59.5 feet to the point of beginning.

Being a part of the same property conveyed to STEVEN IRWIN GERINGER, MICHAEL EDWARD GERINGER AND JUDY SUE GERINGER, CO-TRUSTEES OF THE FAMILY TRUST established under the LAST WILL AND TESTAMENT OF BERNARD GERINGER by deed of record at Book 11370, page 177, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 8th Civil District of Davidson County, TN, being Lot No. 6 on the unrecorded Map showing the Subdivision VI of the John B. Cowden Property, as follows: BEGINNING at a point in the north margin of Lenox Street at the corner of Lots Nos. 5 and 6; thence with the line between said lots, North 10° West 126.5 feet to a point ; thence northeasterly 60.6 feet to a corner of Lot No. 7; thence with the line between Lots No. 6 and 7, South 9° East 139 feet to the north margin of Lenox Street; thence with the margin of the same, South 80° West 56.8 feet to the point of beginning.

Being part of the same property conveyed to STEVEN IRWIN GERINGER, MICHAEL EDWARD GERINGER AND JUDY SUE GERINGER, CO-TRUSTEES OF THE FAMILY TRUST established under the LAST WILL AND TESTAMENT OF BERNARD GERINGER by deed of record at Book 11370, page 177, Register's Office for Davidson County, Tennessee.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of John B. Cowden's First Subdivision of the 49 acre tract, not of record, described according to a survey made by John M. Sullivan, Surveyor, January 21, 1946 as follows: BEGINNING on the southerly margin of Charlotte Road, at a point 227.1 feet east of the easterly margin of Cowan Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the southerly margin of said Road, eastwardly 89.4 feet to the corner of Lots Nos. 4 and 5; thence, with the line between said two lots, southwardly 187 feet; thence South 66 degrees 28' West 88.9 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 187 feet to the point of beginning.

BEING THE SAME PROPERTY conveyed from STEVE IRWIN GERINGER, MICHAEL EDWARD GERINGER AND JUDY SUE GERINGER, TRUSTEES UNDERTHE FAMILY TRUST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF BERNARD GERINGER, to MICHAEL EDWARD GERINGER JUDY SUE GERINGER, AND THOMAS S. LEVINE, TRUSTEE OF THE COLEMANBRIAN GERINGER 1998 VESTED TRUST by Trustee's Quitclaim Deed dated August 6, 2002, of record as instrument number 20020822-0101718, Register's Office for Davidson County, Tennessee.

MICHAEL EDWARD GERINGER JUDY SUE GERINGER, AND THOMAS S. LEVINE, AS TRUSTEE OF THE COLEMAN BRIAN GERINGER 1998 VESTED TRUST, further conveyed said property by Quitclaim Deed to 6009 CHARLOTTE, LLC, A TENNESSEE LIMITED LIABILITY TRUST, of record as Instrument No. 20031210-0177179, dated November 25, 2003, said Register's Office.

EXHIBIT B

EXCEPTIONS

1. Davidson County Property Taxes for the year 2024, a lien but not yet due or payable.
2. Title to that portion of the premises embraced within the bounds of any streets, roads, or highways.
3. All Utilities.
4. All matters shown on the plat of survey by Michael H. Charette, Tenn. RLS No. 2048, with Cherry Land Surveying, Inc., dated December 22, 2023, last revised February 22, 2024, and designated as Job No. 23122. Parties in possession under an unrecorded lease which is being assigned to Grantee.
5. Parties in possession under an unrecorded lease which is being assigned to Grantee.

Certificate of Authenticity

I, Lisa Farris, 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 02-21-2024.

Date

Lisa Farris

Affiant Signature

02-27-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of February, 20___.

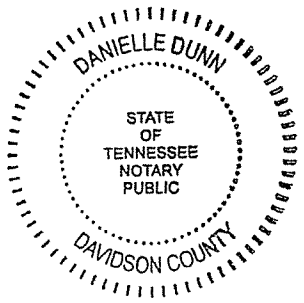
Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)



202402270013310