Karen Johnson Davidson County
Batch# 1108861 DEEDWARR
03/08/2024 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $9,287.00
20240308-0016101

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
37000-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CVE, Inc. ATTN: Chris Gliori 530 Woodycrest Avenue Nashville, TN 37210	New Owner	11808005600

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, **Parker Property Management, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **CVE, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, State of Tennessee, being Lots No. 16 and 17 on the plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being all the same property conveyed to Sound & Video Creations, Inc., a Tennessee corporation, by Warranty Deed dated March 25, 2011, from Tressia M. Grant, of record in Instrument No. 20110331-0024737, Register's Office for Davidson County, Tennessee. The property was further conveyed to Big Noodles LLC, a Tennessee limited liability company, by Quitclaim Deed dated March 1, 2012, from Sound & Video Creations, Inc., a Tennessee corporation, of record in Instrument No. 20120301-0018114, said Register's Office, and further conveyed to Parker Property Management, LLC, a Delaware limited liability company by Quitclaim Deed dated February 28, 2024 from Big Noodles LLC, a Tennessee limited liability company, of record in Instrument No. 20240229-0014029, said Register's Office.
>
> THIS is improved property known as 2408 Felts Avenue, Nashville, TN 37211.

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 A; 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 5 day of March, 2024.

Parker Property Management, LLC, a
Delaware limited liability company

By: _____
Name: Clifford P. Wight
Its: Sole Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California]
County of Riverside]

On March 5, 2024 before me, Tonya Given, Notary Public
(insert name and title of the officer)
personally appeared Clifford P. Wight, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

XPG1 TONYA GIVEN XPG1
COMM. #2406141
NOTARY PUBLIC • CALIFORNIA
RIVERSIDE COUNTY
Commission Expires JUNE 24, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,510,000.00.

_____
Affiant

Subscribed and sworn to before me this
7th day of March, 2024

_____
Notary Public
My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 11808005600. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters shown on the plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the ALTA/NSPS Land Title Survey of 2408 Felts Avenue by U.S. Surveyor, Michael J. Feldbusch, TN RLS# 3318, dated November 2, 2023 as Job Number SS#56426.DWG.

I, John T. Cook, 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 March 8, 2024.

John T. Cook, Esq.
Date: March 8, 2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 8, 2024.



Notary Public
My commission expires: 7/17/2027