Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd., Suite 100

WARRANTY DEED

Karen Johnson
Batch # 1110508
03/13/2024 09:54:35 AM
Fees: $13.00 Taxes: $3,108.00

Davidson County
DEEDWARR
2 pgs

20240313-0017345

File No. DH-24-6221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teneprop LLC	Same as New Owner	
(NAME)	(NAME)	
19380 Collins Ave, Apt 1505		072-07-0-062.00
(ADDRESS)	(ADDRESS)	
Sunny Isles Beach, FL 33160		
(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, I/we, **Pointer Properties LLC, a Tennessee Limited Liability Company***, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teneprop LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Re-Subdivision of Lot No. 18, Inglewood Place of record in Plat Book , Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pointer Properties, LLC by Quitclaim Deed from Urban Properties, LLC of record in Instrument No. 20190930-0098908 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 30, 2019.

This is property more commonly known as 1202 Kirkland Avenue, Nashville, TN 37216.

*THE PURPOSE OF THIS DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC PURSUANT TO TCA § 48-245-501, AND ANY OTHER SIMILAR STATUTE; SHANE STRATTON HEREBY JOINS IN THE CONVEYANCE IN HIS INDIVIDUAL CAPACITY TO RELINQUISH ANY AND ALL RIGHTS HE MAY HAVE BY VIRTUE OF TCA § 48-236-103 AND § 48-245-1101.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand this 12th day of March, 2024.

Pointer Properties LLC, a Tennessee Limited Liability Company

By: _____
Shane Stratton, Sole Member

_____
Shane Stratton, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Shane Stratton, Sole Member of Pointer Properties LLC, 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 Sole Member of Pointer Properties LLC, the within named bargainor, a Limited Liability Company, and that such Shane Stratton, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN this 12th day of March, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Shane Stratton, 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 the within named bargainor, and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, TN this 12th day of March, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027