BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1117292
04/02/2024 12:13:52 PM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20240402-0022926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Frantzman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Big Dream Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
119 & 121 Myatt Drive		043-11-0-153.00 &
		043-11-0-188.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **LEAWAY CONSTRUCTION, LLC DBA LC GROUP, LLC AND LAMORINDA PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BIG DREAM HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTEES, 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, described as follows: Tract 1:

Being part of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plan of which is of record in Book 1426, page 150, R. O. D. C., Tennessee. Said part of said lot is more particularly described as follows: Beginning at a point in the Easterly margin of Myatt Drive, being the Southwest corner of the property conveyed by Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen, to Bobby Terry Johnson and wife, Betty Ruth Johnson, thence in a Southerly direction along the Easterly margin of Myatt Drive 41.4 feet to a point in the Easterly margin of Myatt Drive, thence extending back in an Easterly direction between parallel lines with the Southerly margin of the Johnson property 210 feet, more or less, to a dead line.

Included in above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Tract 2: Being the Northerly fifty feet of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plat of which is of record in Book 1424, page 150, R. O. D. C., Tennessee. Said part of said lot fronts 50 feet on the East side of Myatt Drive and runs back between parallel lines 210 feet, more or less, to a dead line.

Included in the above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Less and Except: Property conveyed in Consent Augment recorded in Book 4493, Page 846, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to Jas A. Green and wife, Dolores R. Green by Installment deed from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen of record in Book 4574, page 685, Register's Office for Davidson County, Tennessee, dated February 05, 1972 and recorded on February 07, 1972. (As to Parcel Two - 121 Myatt Dr.)

Being a portion of the same property conveyed to James A. Green and wife, Dolores R. Green by Installment deed from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen of record in Book 4607, page 189, Register's Office for Davidson County, Tennessee, dated May 24, 1972 and recorded on June 05, 1972. (As to Parcel One - 119 Myatt Dr.)

The said Dolores R. Green is deceased, having died on October 25, 2010, leaving James A. Green as surviving tenant by the entirety. The said James A. Green is deceased, having died on or about November 9, 2015. See probate filed as Docket No. 2015PR-500 in the Probate Court in Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to George Russell Green by Executor's Deed from James A. Green, Jr., of record in Instrument No. 20160219-0015783, Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on February 19, 2016. (As to Parcels One and Two)

Being the same property conveyed to Leaway Construction, LLC DBA LC Group, LLC and Lamorinda Properties, LLC by Warranty Deed from George Russell Green of record in Instrument No. 20240401-0022372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2024-227

unimproved
This is improved x property, known as 119 & 121 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27 day of March, 2024

LEAWAY CONSTRUCTION, ~~LLC~~ DBA LC GROUP, LLC

BY: _____

MICHAEL LEA, MEMBER

LAMORINDA PROPERTIES, LLC

BY: _____

RYAN HOOPER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Lea, 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 Leaway Construction, LLC DBA LC Group, LLC, and that he as such Member of Leaway Construction, LLC DBA LC Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Leaway Construction, LLC DBA LC Group, LLC.

Witness my hand and official seal this 27 day of March, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ryan Hooper, 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 Lamorinda Properties, LLC, and that he as such Member of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Lamorinda Properties, LLC.

Witness my hand and official seal this 27 day of March, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

_____
Notary Public