# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122577 DEEDWARR
04/12/2024 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240412-0026316

LR-BDH-24-119-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-4-27
(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **AK AND LS LLC** | **NEW OWNER** | |
| (NAME) | (NAME) | **04311015300 & 04311018800** |
| **116 Autumn Oaks Ct** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BIG DREAM HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AK AND LS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 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 the same property conveyed to LEAWAY CONSTRUCTION, LLC, DBA LC GROUP, LLC AND LAMORINDA PROPERTIES, LLC, by deed from GEORGE RUSSELL GREEN, of record in Instrument No. 20240401-0022372, dated March 15, 2024, said Register's Office.

Being the same property conveyed to BIG DREAM HOLDINGS, LLC, by deed from LEAWAY CONSTRUCTION, LLC, DBA LC GROUP, LLC AND LAMORINDA PROPERTIES, LLC, of record in Instrument No. 20240402-0022926, dated April 1, 2024, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 150, which voids vacates and supersedes Book 1424, Page 123, Register's Office for Davidson County, Tennessee.
- Consent Judgment to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4493, Page 846, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **119 & 121 Myatt Drive, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 28th DAY OF MARCH, 2024.

Big Dream Holdings, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BIG DREAM HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of March, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 March 28, 2024

Name: **Jennifer Cole**
Title: **Authorized Agent**

Date 4/3/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on this 3rd day of April, **2024**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

