Karen Johnson Davidson County
Batch# 1123717 DEEDWARR
04/16/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $7,862.50
20240416-0027211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,125,000.00.

Kristian Booth
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of April, 2024.

Brooke Hicks
Notary Public

(Affix Seal)

My Commission Expires: 5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2024-02-1527

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tiffany Star Lamberson, Trustee of The Eleven 11 Irrevocable Trust, dated March 22, 2024 P.O. Box 2393 Lebanon, Tennessee 37088	Tiffany Star Lamberson, Trustee of The Eleven 11 Irrevocable Trust, dated March 22, 2024 P.O. Box 2393 Lebanon, Tennessee 37088	Map/Parcel 104-08-0-299.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ten 10 Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffany Star Lamberson, Trustee of The Eleven 11 Irrevocable Trust, dated March 22, 2024**, hereinafter called the GRANTEE, its 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, being part of Lot 47 in O.B. Hayes Plan of Large Lots, called Rokeby, of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of 17th Ave South, formerly Addison Street 3 feet North of the corner of Lot No. 47 and 54; thence with the Easterly margin of said Ave., Northwardly 57.4 feet, more or less, to Amy Rose's Southwest corner; thence with her South line, Eastwardly 156 feet, more or less, to the Westerly margin of an alley; thence with said alley, Southwesterly 57.4 feet, more or less to a point 3 feet North of the line between said Lots 47 and 54; thence Westerly and parallel with said line, more or less, to the beginning.

Being the same property conveyed to Ten 10 Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Charles F. Monk and Royce W. Monk, Trustees of the Charles & Royce Monk Living Trust, established by the Revocable Trust Agreement of Charles F. Monk and Royce W. Monk dated April 7, 2016 of record in Instrument No. 20210913-0122111, Register's Office for Davidson County, Tennessee, dated September 7, 2021 and recorded on September 13, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1506 17th Ave South, Nashville, TN 37212.

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 the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, 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.

Effective the 10th day April, 2024.

Ten 10 Partners, LLC, a Tennessee Limited Liability Company

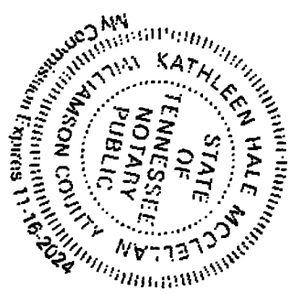
By: Linsey Lewis Authorized Member
Linsey Lewis, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Linsey Lewis, Authorized Member of Ten 10 Partners, 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 Authorized Member of Ten 10 Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Linsey Lewis, Authorized Member of Ten 10 Partners, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, this 8 day of April, 2024.

Notary Signature
My commission expires:_____



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 10, 2024** (date of document).

Affiant Signature

April 16, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16th day of April, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25