This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1136030 DEEDWARR
05/16/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240516-0036381

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $405,000.00

Affiant Signature

Subscribed and sworn to before me on this the 16 Day of May 2024

Notary Public

My Commission expires 5 / 9 / 26

NAME AND ADDRESS OF PROPERTY OWNER:
780 Huntington, LLC
2002 Richard Jones Rd, Ste. C-200
Nashville, TN 37215

SEND TAX BILLS TO:
780 Huntington, LLC
2002 Richard Jones Rd, Ste. C-200
Nashville, TN 37215

MAP AND PARCEL NUMBER: 16105004400

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED
24NT00470

Effective the 16 Day of May, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Best Home, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

780 Huntington, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27, Plan of Huntington Park, Section I, of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of the 780 Huntington Parkway Trust, by Warranty Deed dated 02/27/2024 and recorded 03/05/2024 in Instrument No. 20240305-0015340, Register's Office of said County.

Being the same property conveyed to Erin Dias, Trustee of The 780 Huntington Parkway Trust, by Warranty Deed from Mike Buhler and Kimberly Clayton, dated February 27, 2024 and recorded 02/28/2024, of record in Instrument Number 20240228-0013616, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl Douglas Buhler, et ux Brenda K. Buhler, by Quitclaim Deed from Earl Douglas Buhler, dated January 27, 1983 and recorded January 31, 1983, of record in Book 6000, Page 261, in the Register's Office for Davidson County, Tennessee. Brenda K Buhler died December 29, 2022, leaving Earl Douglas Buhler as the sole surviving tenant. Earl Douglas Buhler died testate and unmarried on April 19, 2023. Mike Buhler and Kimberly Clayton, being the sole beneficiaries under the Last Will and Testament of Earl Douglas Buhler, and the sole issue of his body, have chosen not to probate the Estate of Earl Douglas

Buhler. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202402280013614, and Instrument No. 202402280013615, Register's Office of Davidson County, Tennessee.

This is an improved property commonly known as: 780 Huntington Pkwy, 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16 day of May, 2024

Best Home, LLC

By: Mina Kheil
Its: Managing Member Managing Member

State of TN
County of DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mina Kheil, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the managing member of Best Home, LLC, the within named bargainer, a corporation, and that as such managing member, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16 day of May, 2024.

Notary Public
My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 16, 2024.

Signature
Date: May 16, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 16th day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025