Karen Johnson Davidson County
Batch # 1140872 DEEDWARR
05/30/2024 10:11:24 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20240530-0040037

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7422-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Four Friends, LLC	NEW OWNER	091-02-0-301.00
(NAME)	(NAME)	
3445 Littlegate Street		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty Thousand And No/100 Dollars ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **55 NORTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FOUR FRIENDS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 the Northernly 37 1/2 feet of the Southernly 75 feet of the Westerly 22 1/2 feet of Lot No. 1318 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee and the Northernly 37 1/2 feet of the Southerly 75 feet of Lot Nos 1320, 1322 and 1324 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lots Nos 1318, 1320 and 1324 fronts 37 1/2 feet on the Easterly side of 55th Avenue North, formerly 14th Street and runs back between parallel lines 107 1/2 feet to a dead line.

Being the same property conveyed to 55 North LLC by Warranty deed from Debra Santoyo, a married person and Gary Skipper, a married person of record in Instrument No. 20220429-0050021 Register's Office for Davidson County, Tennessee, dated 4/28/2022 and recorded on 4/29/2022. (Value of consideration shown in aforementioned deed $375,000.00.) Being also known as 1506 55Th Avenue North Nashville, Tennessee 372091403.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1506 55th Avenue North, Nashville, TN 37209-1403
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 29 day of May, 2024.

55 North, LLC, a Tennessee limited liability company

By: Five Thirteen Investments, LLC, a Tennessee limited liability company
Its: Sole Member

BY: _____
Bryan Kenney
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Bryan Kenney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Five Thirteen Investments, LLC, Sole Member of 55 North, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Sole Member of Five Thirteen Investments, LLC, Sole Member of 55 North, LLC.

Witness my hand and official seal this the 29 day of May, 2024.

_____
Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024