Karen Johnson Davidson County
Batch# 1141307 DEEDWARR
05/31/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240531-0040648

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION AND 00/100 (1,000,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Air M&B LLC (NAME)	**NEW OWNER** (NAME)	**092 10 0F 006.00**
627 27th Avenue North Nashville, TN 37209 (ADDRESS)	**789 Lincoln Way West Upper Sandusky, OH 43351** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of May, 2024, the undersigned, **HOLT LEGACY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **AIR M&B LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **627 27TH AVENUE NORTH, NASHVILLE, TN 37209** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of 27N AT CITY HEIGHTS TOWNHOMES, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Holt Legacy, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Crafton Properties, LLC, A Georgia Limited Liability Company, of record in Instrument No. 20221026-0115904, in the Register's Office of Davidson County, Tennessee, dated October 21, 2022, and recorded on October 26, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of May, 2024.

GRANTOR: Holt Legacy LLC
By: Suzanne Holt
Its: Member

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF DAVIDSON) Bay

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Suzanne Holt** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **Holt Legacy LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Holt Legacy LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 30th day of May, 2024.

Notary Public — My Commission Expires July 17 2026

GRANTOR: Holt Legacy LLC
By: Jacob Holt
Its: Member

AALIYAH NAJIEB
Notary Public-State of Florida
Commission # HH 288654
My Commission Expires
July 17, 2026

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~) Bay

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jacob Holt** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **Holt Legacy LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Holt Legacy LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 30th day of May, 2024.

Notary Public — My Commission Expires July 17 2026

AALIYAH NAJIEB
Notary Public-State of Florida
Commission # HH 288654
My Commission Expires
July 17, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 30, 2024.

Affiant Signature

5/30/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY