WARRANTY DEED

Karen Johnson
Batch # 1141647
06/03/2024 02:02:24 PM
Fees: $13.00 Taxes: $6,012.50

Davidson County
DEEDWARR
2 pgs

20240603-0041228

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Denise Danielle Riebe Living Trust dated May 6, 2015 and Amendments Thereto	Same as NEW OWNER	
(NAME)	(NAME)	**103-03-0-042-00**
189 53rd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **LIBERTY PIKE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DENISE DANIELLE RIEBE, TRUSTEE OF THE DENISE DANIELLE RIEBE LIVING TRUST DATED MAY 6, 2015 AND AMENDMENTS THERETO,** 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, being Lot No. 1 on the Plan of Siegrist Subdivision of record in Plat Book 2330, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the West side of 53rd Ave., North and runs back 89 feet on the North line 62.5 feet on the South line to the right of way N.C. and st. L. Railroad, on which it measures 83.7 feet.

Being the same property conveyed to Liberty Pike Partners, a Tennessee General Partnership by Quitclaim Deed from Dowd Development & Gesign, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211216-0166705 Register's Office for Davidson County, Tennessee, dated December 09, 2021 and recorded on December 16, 2021.
Being the same property conveyed to Dowd Development & Design, LLC, a Tennessee Limited Liability Company by Warranty Deed from James N. Wallner and Meredith Wallner, husband and wife of record in Instrument No. 20210819-0112617 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 19, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 131, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180924-0094614, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20180924-0094622, 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: **189 53rd Avenue North, Nashville, Tennessee 37209**.

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 31st DAY OF MAY, 2024.

Liberty Pike Partners, a Tennessee General Partnership

BY: _____
Keith Dowd
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, 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 PARTNER of LIBERTY PIKE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a limited liability company, and that he/she as such PARTNER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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