This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249349 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,101.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of May, 2024 Notary Public My Commission Expires: 3/6/27

L. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 20th day of May, 2024, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the "**Grantor**")

AND

STACI BELL AND ANTHONY BELL

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, and being more particularly described as follows:

Tract No. 1:
Being a part of Lot No. 16, Section 2, Life and Casualty Subdivision, of record in Book 843, page 56 and is a tract of land described according to a survey made by Caldwell Engineering & Surveying Company dated July 7, 1978, as follows:

Karen Johnson Davidson County
Batch# 1142483 DEEDWARR
06/03/2024 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.87
20240603-0041362

Beginning at an existing concrete monument in the North right-of-way of Lakeshore Drive; thence with the right-of-way South 70 deg. 02 min. West 14.00 feet to an iron pin; thence leaving the right-of-way North 22 deg. 04 min. West 302.83 feet to an existing concrete monument; thence South 24 deg. 42 min. East 303.67 feet to the point of beginning, containing 0.05 acres, be the same more or less.

Tract No. 2:
Land in Davidson County, TN, and beginning at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being North 64 deg. 54 min. East 236.3 feet from the Northeasterly margin of Old Hickory Blvd.; thence along the center of said Lakeshore Drive North 64 deg. 54 min. East 100 feet to a point; thence North 39 deg. 21 min. West 360 feet to a stake; thence South 39 deg. 06 min. 50 feet to a stake; thence South 32 deg. 54 min. East 329 feet to the center of Lakeshore Drive, the point of beginning.

BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Quit Claim Deed from Sell For Cash LLC dated May 31, 2024 and filed of record in Instrument No.20240531-0040636, Register's Office for Davidson County, Tennessee, on May 31, 2024.

Being also known as 3250 Lakeshore Drive, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Nashville Metro Holdings, LLC

By: _____

Mat Farmer, Member and authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***Authorized Signor/Member*** of ***Canvas Holdings Co. LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that he as such ***Authorized Signor/Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized Signor Member***.

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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Staci Bell and Anthony Bell
Address: 3250 Lakeshore Drive
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Staci Bell and Anthony Bell
Address: 1751 Wvencrest Drive
City, State, Zip: Mount Juliet TN 37122

Tax ID: 054-13-015.00

Certificate of Authenticity

I, Nick Harris, 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 June 3, 2024.

Affiant Signature

6/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY