Karen Johnson Davidson County
Batch# 1146703 DEEDWARRSP
06/13/2024 09:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240613-0044252

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

New Owner(s) & Address	**Send Tax Bills To:**	**Map & Parcel No.:**
Albert Christine Investments, LLC 228 Ennismore Lane Brentwood, Tennessee 37027	New Owner	115-03-0-016.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FRANK STANTON DEVELOPERS, LLC,** a Tennessee limited liability company ("Grantor"), does hereby transfer, sell and convey unto **ALBERT CHRISTINE INVESTMENTS, LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land located at 818 Bresslyn Road, Nashville, Davidson County, Tennessee 37205, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, their successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all person claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** attached hereto.

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

[Signature on next page]

[Signature page of Special Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 11th day of June, 2024.

GRANTOR:

FRANK STANTON DEVELOPERS, LLC,
a Tennessee limited liability company

By: _____
Lee Molette, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Lee Molette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Frank Stanton Developers, LLC, a Tennessee limited liability company, the within named bargainor, and that he in his capacity of a Member of the Company executed the foregoing instrument for the purposes therein contained by signing his name on behalf of the company as such Member.

WITNESS my hand and seal, at office in Nashville, Tennessee this 11 day of June, 2024.

M. Catherine Clearwaters
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Andrea P. Rey

AFFIANT

Subscribed and sworn to before me, this 11 day of June, 2024.

M. Catherine Clearwaters

NOTARY PUBLIC

My Commission Expires: 1-16-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 238, as shown on the map entitled the Plan of Brook Meade, Section VI, of record in Plat Book 2331, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FRANK STANTON DEVELOPERS, LLC AND ALBERT CHRISTINE INVESTMENTS, LLC, by deed from MUSIC CITY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, of record in Instrument No. 20210616-0081323, dated June 10, 2021, said Register's Office.

EXHIBIT B

Exceptions

1. Real estate taxes and special assessments not yet due and payable in the year 2024 and thereafter.
2. Matters shown on the Plan of record in Plat Book 2331, page 4, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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 11, 2024 (date of document).

Affiant Signature

June 12, 2024
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 12th day of June, 2024

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY