Karen Johnson Davidson County
Batch# 1147421 DEEDWARR
06/14/2024 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20240614-0044789

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249453

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 **$370,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of June, 2024.

Notary Public
My Commission Expires: 3/9/27

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

WARRANTY DEED

THIS INDENTURE, made this 11th day of June, 2024, among:

NASHVILLE METRO HOLDINGS, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TYLER PENNINGTON AKA J TYLER PENNINGTON
AND MARTY KERRIGAN AKA MARTIN F KERRIGAN

of Davidson County, Tennessee, their trustees, executors, heirs, 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 more particularly described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Property Plan of Subdivision of Part of Lot 50 and all of Lots 51 and 52, of Nolen Heights Plan, as of record in Plat Book 332, page 162, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Tract 2:
Being Lot No. 2 and lying on the property plan of subdivision of part of Lot 50 and all of Lots 51 and 52 of Nolen Heights Plan, as of record in Plat Book 332, page 162, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Included in the above descriptions but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Nolen Heights,

as of record in Book 332, page 162, Register's Office for said County, described according to a survey made by E.L. Miller, Jr. & Co., November 15, 1966, as follows:

Beginning at the southeast corner of Antioch Pike and Waller Street, thence with said Antioch Pike South 86° 00' East 46 feet; thence South 4° West 136.5 feet; thence South 36° 15' West 19 feet to the northerly margin of an alley; thence with said alley, North 87° 30' West 30 feet to the easterly margin of Waller Street; thence with the said North 1° 49' East 154.9 feet to the beginning.

Also, Included in said description but excluded from this conveyance is the following described property conveyed to the Division of Public Property Administration by instrument of record in Book 4316, page 917, Register's Office for Davidson County, Tennessee:

A strip or parcel of land in the 30th Council Manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 1 & 2 on the plan of the Subdivision of part of Lot 50 and all of Lot Nos. 51 and 52 Nolen Heights, as of record in Plat Book 332, page 162, Register's Office for said County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Antioch Pike at the northeast corner of the property conveyed to Gladys V. Harrison, by deed of record in Book 4172, page 261, thence with the easterly line of said property 19.05 feet to a point on the new relocated southerly margin of Antioch Pike; thence South 85° 29' 51" East 54.10 feet along the new relocated southerly margin of Antioch Pike to a point on the lot line between Lots 2 & 3 on said plan; thence North 2° 43' East with the line between said lots 20.73 feet to a point on the present southerly margin of Antioch Pike; thence North 87° 17' West 54.00 feet along the present southerly margin of Antioch Pike to the point of beginning.

Being the same property conveyed to Nashville Metro Holdings, LLC a Tennessee limited liability company by deed from Geraldine Mitchell, dated June 11, 2024, of record in Instrument No. 20240614-0044584, Register's Office for Davidson County, Tennessee.

Being commonly known as 242 Antioch Pike, Nashville, TN 37211.

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 SignorMember***.

Witness my hand and official seal this 11 day of June 2024.

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

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

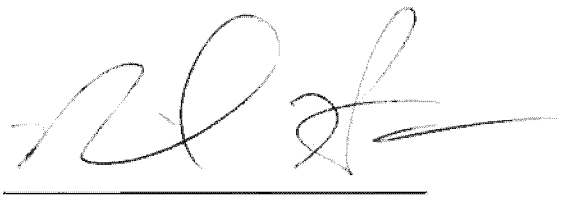
Owner Name & Property Address:
Name: J Tyler Pennington & Marty Kerrigan
Address: 243 Antioch Pike
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:
Name: Same
Address: 9436 Raven Hollow Rd
City, State, Zip: Brentwood TN 37027

Tax ID: 133-02-274.00

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 11, 2024.



Affiant Signature

6/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of June, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

