Name and Address of New Owner:
1811 Asset Holding LLC
376-2 Heron Dr.
Nashville, TN 37210
Send Tax Bills To:
1811 Asset Holding LLC
376-2 Heron Dr.
Nashville, TN 37210
This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09216029700

Karen Johnson Davidson County
Batch# 1151791 DEEDWARR
06/27/2024 12:30:30 PM 4 pgs
Fees: $23.00 Taxes: $14,060.00
20240627-0048436

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1811 Division, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **1811 Asset Holding LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Southeasterly parts of Lots Nos. 239 and 240 on the Map of O. B. Hayes' Plan of Lots, as of record in Book 1, Page 81, Chancery Court at Nashville, and being all of Lots Nos. 239 and 240 except that part taken for the widening of Division Street, formerly Shields Street, and described according to a copy of a survey made January 8, 1946, by S. R. Sanford, Jr., Surveyor, as follows: Beginning at a point in the Southeasterly margin of Division Street, as now widened and located, at the intersection of the West line of a 16-foot alley, being a point in the East line of Lot No. 240 which is 36.5 feet more or less South of the original North corner of Division Street and said alley; thence along the present margin of Division Street, Southwesterly 157 feet 5 inches to a point in the line between Lots 238 and 239, said point being approximately 40 feet East of the original Westerly corner of Lots Nos. 238 and 239; thence with the line between said lots, Easterly 110 feet more or less to a post in the West margin of said 16-foot alley; thence with the margin of the same Northerly 112.5 feet more or less to the beginning, said property being triangular in shape.

Being the same property conveyed to 1811 Division LLC by Warranty Deed from

David Popkin, of record in Instrument No. 20230706-0051785, in the Register's Office for Davidson County, Tennessee, dated June 30, 2023, and recorded on July 6, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2024.

1811 Division, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared 1811 Division, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. as managing member of 1811 Division LLC.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of June, 2024.

Notary Public
My commission expires: 5-9-2026
File No. 2024-6683-DL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/14/2024 (date of document)

Regina Sullo

Affiant Signature

June 27 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 27th day of June, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202406270048436