Karen Johnson Davidson County
Batch# 1152312 DEEDWARRSP
06/28/2024 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,736.15
20240628-0048595

SPECIAL WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38259

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$730,500.00~~.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: ~~STATE OF TENNESSEE NOTARY PUBLIC~~ KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

File #24-KA-0500-204

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Pipe Dream Properties, LLC	**New Owner**	
(NAME) **PO Box 340020**	(NAME)	**105-07-2T-205.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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,

PILLOW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

PIPE DREAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 UNIT 204, on the Plan of Maslow, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221104-0119254 as amended in First Amendment of record at Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514 0035687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Core Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Nathaniel Wayne Russell, and Carol S. Russell, husband and wife, of record in Instrument No. 20210625-0086483, in the Register's Office of Davidson County, Tennessee, dated June 23, 2021 and recorded on June 25, 2021. (Consideration: $550,000.00)

Being the same property conveyed to Core Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert E. Orrall and Christine Leverone Orrall, husband and wife, and Justine Orrall, unmarried, of record in Instrument No. 20210625-0086501, in the Register's Office of Davidson County, Tennessee, dated June 23, 2021 and recorded on June 25, 2021. (Consideration: $550,000.00)

Being a part of the same property conveyed to Core Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from Core Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046134, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on April 21, 2022. (Consideration: $0.00)

Being a portion of the same property conveyed to Pillow, LLC, a Tennessee limited liability company by Special Warranty deed from Core Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221104-0119255 Register's Office for Davidson County, Tennessee, dated November 4, 2022 and recorded on November 4, 2022. (Consideration: $1,700,000.00)

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plan of record in Plat Book N, Page 241, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 20221104-0119258, First Amendment of record in Instrument No. 20231208-0094829, Second Amendment of record in Instrument No. 20240417-0027346, and Third Amendment of record in Instrument No. 20240514 0035687, Register's Office for Davidson County, Tennessee.
* Easement(s) of record in Book 4030, Page 882 in the aforesaid Register's Office.

* Easement(s) of record at Instrument No. 20151208-0123507, in the aforesaid Register's Office.
* Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20221117-0122440, in the aforesaid Register's Office.
* Agreement for Dedication of Public right-of-way of record in Instrument No. 20221228-0132842, and Instrument No. 20221228-0132843, in the aforesaid Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **500 Merritt Avenue, #204, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 27th day of June, 2024.

Pillow, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for PILLOW, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT for PILLOW, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for PILLOW, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand and seal this the 27th day of JUNE, 2024.

_____
Notary Signature
My commission expires:_____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/27/24 (date of document).

Affiant Signature

6/27/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027