WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153756 DEEDWARR
07/02/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20240702-0049899

File #24-TC-2600-P

(SEAL)

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2024.

Notary Public
MY COMMISSION EXPIRES: 7-7-25

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)
BG2NV, LLC	**NEW OWNER**	
(NAME) **2612 MARLO WAY**	(NAME)	**104 11 0 021.00**
(ADDRESS) **LAKESIDE PARK, KY 41017**	(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,

NASHATLANTIC HOLDINGS, 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

BG2NV LLC, A KENTUCKY 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 the East 57.3 feet from and 55.3 feet rear of Lot No. 48 on the Map of RICH RE-SUBDIVISION OF LOTS NO. 17-18-19-33-34 & 35 AND ORIGINAL LOTS NO. 20 TO 32 INCLUSIVE AND 36 TO 46 INCLUSIVE, IN MARSHALL & STOKES SUBDIVISION, as of record in Plan Book 547, Page 172, Register's Office for said County.

Said part of Lot No. 48 fronts 57.3 feet on the North side of Acklen, formerly Marshall, Avenue and runs back between lines 168.5 feet along the West margin of 26th Avenue South, to an alley in the rear on which it measures 55.3 feet.

Being the same property conveyed to LH2 Investments, LLC, a Tennessee limited liability company, by Warranty Deed from George S. Atwood, as Successor Trustee of the Atwood Joint Revocable Living Trust Agreement U/A/D September 07, 1999, and as amended by the First Amendment to the George W. Atwood and Wendell C. Atwood Joint Revocable Living Trust Agreement dated May 1, 2000, of record in Instrument No. 20210511-0063270, in the Register's Office for Davidson County, Tennessee, dated May 04, 2021, and recorded on May 11, 2021.

Being the same property conveyed to Nashatlantic Holdings, LLC, a Tennessee limited liability company, by Quit Claim Deed from LH2 Investments LLC, a Tennessee limited liability company, of record in Instrument No. 20221018-0113641, in the Register's Office for Davidson County, Tennessee, dated September 30, 2022, and recorded on October 18, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICH RE-SUBDIVISION OF LOTS NO. 17-18-19-33-34 & 35 AND ORIGINAL LOTS NO. 20 TO 32 INCLUSIVE AND 36 TO 46 INCLUSIVE, IN MARSHALL & STOKES SUBDIVISION, as recorded in Plat Book 547, Page(s) 172.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20220517-0056814.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2600 Acklen Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th day of June, 2024.

Nashatlantic Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Kenneth L. Shaw, Jr., Sole Member

STATE OF New Jersey
COUNTY OF Monmouth

Before me, Susan L. Profaci of the state and county mentioned, personally appeared Kenneth L. Shaw, Jr., Sole Member of Nashatlantic Holdings, 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 Sole Member of Nashatlantic Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Kenneth L. Shaw, Jr., Sole Member of Nashatlantic Holdings, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

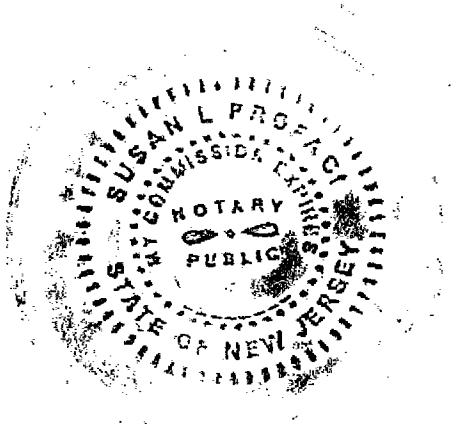
Witness my hand and seal, at office in New Jersey, this 28th day of June, 2024.

SUSAN L PROFACI
Notary Public, State of New Jersey
My Commission Expires
December 21, 2025

Susan L Profaci
Notary Signature

Printed Name: Susan L. Profaci

My commission expires: 12/21/2025



TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 28, 2024.

Signature
Date: July 2, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 2nd day of July, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025