WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1156305
07/10/2024 09:51:19 AM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20240710-0051632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

KELLY LYN DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

File #24-TC-1003-P

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)
Black Bear Holdings, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**133 00 0 094.00**
220 Willard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

LYDIA L. TURNER, AN UNMARRIED PERSON,

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

BLACK BEAR HOLDINGS 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Commencing at an existing concrete monument at the northeast corner of the property conveyed to Billy D. Turner et ux Lydia L. Turner of record in Book 5378, Page 731 in the Register's Office for Davidson County, Tennessee;
Thence South 5 deg 39 min 12 sec West, 0.52 feet to a point on the southerly right-of-way line of Antioch Pike, 60 feet in width as per plats of record in 20180430-0040699 and 20190306-0020613, at a corner common with Lot 2A on the First Revision of the Final Plat of Antioch Community Church of God of record in Instrument Number 20000204-0012059; Thence with the westerly line of said Lot 2A, South 5 deg 39 min 12 sec West, 146.58 feet to an iron rod set at a corner common with the property conveyed to Jun Xiong of record in Instrument Number 20181017-0102912; Thence with the northerly line of Jun Xiong, South 87 deg 03 min 12 sec West, 201.06 feet to an iron rod set on the easterly line of Lot 108, Glencoe Acres, Section I, plat of record in Book 1835, Page 137; Thence with the easterly line of aforesaid Lot 108 and then with Lot 138 of said Glencoe Acres, North 5 deg 41 min 40 sec East, 150.91 feet to a point on the said southerly right-of-way line of Antioch Pike; Thence with the southerly right-of-way line of Antioch Pike for the following calls: with a curve to the right having a radius of 2264.33 feet, a central angle of 0 deg 40 min 03 sec, a curve length of 26.38 feet, and a chord bearing and distance of North 87 deg 58 min 59 sec East, 26.38 feet; thence continuing with said right-of-way line North 88 deg 19 min 01 sec East, 173.97 feet to the point of beginning; containing 29,575 square feet or 0.679 acres more or less, according to a survey prepared by Colliers Engineering & Design, dated June 13th, 2024 and certified by Nathan J. Hart, TN RLS 3240.

Being the same property conveyed to Billy D. Turner et ux Lydia L. Turner, by Warranty Deed from James L. Brittain et ux Robbie A. Brittain, of record in Book 5378, Page 731 and Re-recorded in Book 5386, Page 178, in the Register's Office of Davidson County, Tennessee, dated December 19, 1978, and recorded on December 27, 1978. The said Billy D. Turner died on August 16, 2017, leaving Lydia L. Turner as sole surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 676 and Book 4306, Page 104.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1003 Antioch Pike, Nashville, TN 37211**.

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 9th day of July, 2024.

Lydia L. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2024, before me personally appeared Lydia L. Turner, 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.

Witness my hand, at office, this 9th day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027