RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, SUITE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1156579 DEEDWARR
07/11/2024 11:17:56 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20240711-0051981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Offer Tennessee, LLC	Same as New Owner	
(NAME) 1000 Harlequin Blvd.	(NAME)	105-16-0-040.00
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **R.S. KAISER NASHVILLE, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OFFER TENNESSEE, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Russwurm Heights of record in Plat Book 2083, Page 101, in the Register's Office for Davidson County, Tennessee, Said Lot No. 2 is more particularly described as follows:

Beginning at a point in the Westerly margin of Seminole Avenue, the same being a common corner of Lots 1 and 2; thence Westwardly with the dividing line between Lot 1 and 2, 174.3 feet to a point in the Easterly margin of Lot 3; thence Northwardly with the dividing line between Lots 2 and 3, 142.2 feet to a concrete marker in the Southerly margin of Southern Turf Drive; thence Eastwardly with the Southerly margin of Southern Turf Drive 112.1 feet to a concrete marker; thence to the line ground are 35.97 feet to a concrete marker in the Westerly margin of Seminole Avenue; thence Southwardly with the Westerly margin of Seminole Avenue 102.6 feet to the beginning.

Being the same property conveyed to R. S. Kaiser Nashville, LLC, a Limited liability company by Warranty Deed from David Lightman, Lisa Van Horn and Nason Lightman of record in Instrument No. 20220926-0105980 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 26, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 503 A Southern Turf Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

JW2024-697

unimproved
This is improved x property, known as 503 A Southern Turf Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 3 day of July, 2024

R.S. KAISER NASHVILLE, LLC

BY: _____
ROBERT S. KAISER, MEMBER

STATE OF MICHIGAN
COUNTY OF OAKLAND

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Robert S. Kaiser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of R.S. Kaiser Nashville, LLC, and that he as such Member of R.S. Kaiser Nashville, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of R.S. Kaiser Nashville, LLC.

Witness my hand and official seal this 3 day of July, 2024.

Commission expires: 9-12-2029

_____
Notary Public

MARY E HERBERT
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-12-2029
Acting in the County of IW2024-697
Oakland