This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $645,000.00.

Affiant

Subscribed and sworn before me this the 11th day of July, 2024.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
C & D Reese Properties LLC by 1019 Spring Grove Lane Columbus, OH 43235	New Owner	091-01-4B-002.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HALLSON HOLDINGS LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to C&D REESE PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of 5612 LIVE WORK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit B.1, B.2 and B.3 to the Declaration of Covenants, Conditions and Restrictions of 5612 LIVE WORK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record as Instrument No. 20151229-0130774, amended as Instrument No. 20160719-0074184 and Instrument No. 20171017-0106338 and as further amended in restated in Instrument No. _202407110052186__, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Hallson Holdings LLC, a Tennessee Limited Liability Company, by deed dated 12/16/2021, from Cooper Square Development, a Tennessee General Partnership, of record in Instrument No. 20211221-0168579, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1602 57th Ave N, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1156709 DEEDWARR
07/11/2024 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20240711-0052187

Witness my hand this the 5th day of July, 2024.

Hallson Holdings LLC

BY: _____

Brandon Hall, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brandon Hall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Hallson Holdings LLC by the said Brandon Hall as such Sole Member.

Witness my hand and official seal this 5th day of July, 2024.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 5 day of July, 2024.

Affiant Signature

Date 7/10/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

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