Karen Johnson Davidson County
Batch# 1162771 DEEDWARR
07/26/2024 10:20:30 AM 4 pgs
Fees: $23.00 Taxes: $16.28
20240726-0056574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 05-08-2028
(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. LH-24-6793

THIS INSTRUMENT WAS PREPARED BY
Venture Law, PLLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.E.B. PARTNERS, LTD.	Same as New Owner	
(NAME)	(NAME)	
6015 Preston Hwy		P/O 034-09-0-029.00
(ADDRESS)	(ADDRESS)	
Louisville, KY 40219		
(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, I/we, **THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, SUCCESSOR IN INTEREST TO THE CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID GOVERNMENT, and operating under the service name of Nashville Electric Service**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M.E.B. PARTNERS, LTD., a Kentucky limited partnership**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See "EXHIBIT A" Attached Hereto

This is a portion of property more commonly known as:
1536 A Gallatin Pike, Madison, TN, 37115

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, its successors 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, its successors 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 this 24th day of July, 2024.

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, acting by and through the Electric Power Board of said Government

Attest:

David Frankenberg, Secretary

By: _____
Michael Vandenbergh, Chair

By: _____
Teresa Broyles-Aplin, President & CEO

Aproved as to Form and Legality:

By: _____
Laura Smith, CLO & General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sylvia D. Locklayer of the state and county mentioned, personally appeared Michael Vandenbergh, 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 Chair of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, a Chartered Government Entity, and that such Chair, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Electric Power Board as Chair.

Witness my hand and seal, at office in Nashville, TN, this 24th day of July, 2024.

Notary Signature

My commission expires: 3-9-2027

SYLVIA D LOCKLAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sylvia D. Locklayer of the state and county mentioned, personally appeared Teresa Broyles-Aplin, 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 President & CEO of the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, a Chartered Government Entity, and that such President & CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Electric Power Board as President & CEO.

Witness my hand and seal, at office in Nashville, TN, this 8th day of July, 2024.

Notary Signature

My commission expires: 3/9/2027

SYLVIA D LOCKLAYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor# 823 dated June 28, 2019, known as Job No. 190074 and of record at Instrument No. 20240429-0030946, Register's Office for Davidson County, Tennessee, further described as follows:

Tract I: Beginning at an iron pin set on the easterly margin of Gallatin Pike (US 31E), said point of beginning being the southeast corner of this tract and also being the northeast corner of the State of Tennessee property of record in Instrument No. 201708210085658, said point having Tennessee State Plane coordinates (NAD 83) of N712511.85 E 1760782.06; thence with the margin of Gallatin Pike N20°31'36"E 50.64' to an existing iron pin; thence leaving the said Gallatin Pike and with the line of MEB Partners, Ltd. (Bk. 6771, Pg.254 R.O.D.C., Tn.) N69°50'15"W 145.00 to an iron pin set; thence severing the NES land S50°32'49"E 153.28' to point of beginning containing 3671.25 square feet more or less. (0.08 Ac.+/-)

Tract II: Beginning at an iron pin set on the easterly margin of Gallatin Pike (US 31E), said point of beginning being the southeast corner of this tract and also being the northeast corner of the State of Tennessee property of record in Instrument No. 201708210085658, said point having Tennessee State Plane coordinates (NAD 83) of N712511.85 E 1760782.06; thence with the State of Tennessee N69°44' 46"W 231.47' to the TRUE POINT OF BEGINNING; thence continuing with the State of Tennessee N69°44' 46"W 169.49' to an iron pin set; thence leaving the State of Tennessee and with the line of MEB Partners, Ltd. (Bk.6771, Pg.254 R.O.D.C., Tn.) N20°15'14"E 50.00' to an iron pin set; thence continuing with MEB Partners Ltd S69°50'15"E 168.35' to an iron pin set; thence severing the NES property Sl8°57'26"W 50.28' to the point of beginning containing 8468.60 square feet more or less. (0.19 Ac.+/-)

Being a portion of the same property conveyed to City of Nashville, by Deed from Tennessee Utilities Corporation of record in Book 1133, Page 8 (Page 16 -Alta Loma) dated August 15, 1939, Register's Office of Davidson County, Tennessee.

Tract I of this conveyance is and remains subject to an ingress/egress and utility easement retained by Grantor across the entirety thereof for the benefit of an NES substation located on Lot 2 of the "Resubdivision of Lot 1 of Hays Motor Subdivision and Part of Lot 5 of the Alto Loma Subdivision", of record as Instrument 20240429- 0030946, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 24th day of July, 2024.

Date: 7-26-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 26th day of July, 2024.

05-08-2028

My commission expires ~~7/9/2024~~.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY