RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-23892-24

Karen Johnson
Batch # 1175857
08/30/2024 09:48:01 AM
Fees: $13.00 Taxes: $31,450.00

Davidson County
DEEDWARR
2 pgs

20240830-0066860

WARRANTY DEED

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of Aug, 2024

Tracey Perry
NOTARY PUBLIC

My commission expires: 5-9-26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
235 Robin Hill Road Trust 1212 8th Ave. S., Ste 102 Nashville, TN 37203	Same address as new owner	115-15-0-096

FOR AND IN CONSIDERATION of the sum of EIGHT MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars ($8,500,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **235 ROBIN HILL ROAD TRUST, U/A/D AUGUST 8, 2024** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 28 on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to MAC, LLC, a Tennessee limited liability company, from Lee Schaefer and Ann Schaefer, husband and wife, by Warranty Deed dated December 31, 2020 and recorded January 4, 2021 in Instrument #20210104-0000711, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 235 Robin Hill Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of August, 2024

GRANTOR(S)

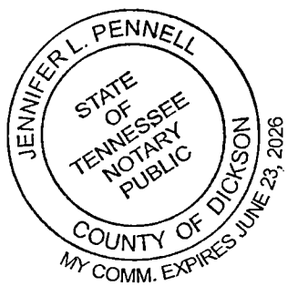
MAC, LLC, a Tennessee Limited Liability Company

By: Michael Anthony Carter Sr.
Michael Anthony Carter, Sr., Sole Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Michael Anthony Carter, who represented himself to be the Sole Owner of MAC, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Sole Owner, on behalf of MAC, LLC.

WITNESS my hand and seal, this the 28 day of Aug, 2024.



Jennifer L Pennell
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____