Karen Johnson Davidson County
Batch# 1176066 DEEDWARR
08/30/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240830-0067144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 10/17/2027
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LMK Holdings LLC	SAME	08202006200
600 12th Avenue South, Unit 1609		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE: AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ***Gregory Legacy Properties, LLC*** , a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANFER AND CONVEY UNTO ***LMK Holdings LLC, a Tennessee limited liability company,*** 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:

A lot or parcel of land in the 20th Ward of City of Nashvile, Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, January 9, 1948, as follows:

Beginning on the Easterly margin of Dickerson Pike (formerly North First Street) at the Northwest corner of the property of 907 Dickerson Partners, LLC (Instrument No. 20221114-0121140) (formerly conveyed to B.C. Webb and wife, Ophelia Webb by deed of record in Book 1281, Page 417); thence with 907 Dickerson Partners, LLC's (formerly Webb's) north line eastwardly 154.2 feet to the westerly margin of a 12-foot alley; thence with the westerly margin of said alley northwardly 50 feet; thence westwardly 152.9 feet to the easterly margin of Dickerson Pike (formerly North First Street); thence with the easterly margin of said Dickerson Pike (formerly North First Street), southwardly 50 feet to the beginning.

Being the same property conveyed to George D. Gregory and wife, Lillene O. Gregory, by deed from Ruth Knight Smith and Alice Knight Murphree Hall, dated June 16, 1964, of record in Book 3769, page 437, Register's Office, Davidson County, Tennessee.

George D. Gregory died on or about January 1, 2008, leaving Lillene O. Gregory as the surviving tenant by the entirety.

Lillene O. Gregory died testate on or about February 13, 2016. Pursuant to terms of her will of record in the Chancery Court for Davidson County, Tennessee, Probate Division, Docket No. 16P-466, the property was to be administered as part of her probate estate, with Kent Kersten appointed as Executor.

Also being the same property conveyed to J. Martin Gregory, as to thirty-three and one-third interest, Julia Gregory Armes, as to thirty-three and one-third interest and Margaret Gregory Kersten, as to thirty-three and one-third interest by deed from Kent Kersten, Executor of the Estate of Lillene O. Gregory, dated December 16, 2016, of record in Instrument No. 20161219-0132732, Register's Office, Davidson County, Tennessee.

And being the same property conveyed to Gregory Legacy Properties, LLC by deed from J. Martin Gregory, Julia G. Armes, (being one and same as Julia Gregory Armes) and Margaret G. Kersten (being one and same as Margaret Gregory Kersten, of record in Instrument No. 20161229-0136977, Register's Office, Davidson County, Tennessee.

This conveyance is subject to property taxes for the year 2024, which have been prorated between the parties as of the date of this instrument, subject to a tax proration agreement.

This is: Unimproved ( )

Improved (xx) Property, known as 923 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (City or Town) (Zip Code)

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, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and its assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands this 30th day of August, 2024.

Gregory Legacy Properties, LLC,
a Tennessee limited liability company

Julia Gregory Armes, Member

Margaret Gregory Kersten, Member

Mary Dillard Gregory, Member

Rebekah Anderson, Member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Julia Gregory Armes, Margaret Gregory Kersten, Mary Dillard Gregory and Rebekah Anderson, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be all the Members respectively of the Gregory Legacy Properties, LLC, the within named bargainor, Tennessee limited liability company, and that they as such Members, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Tennessee limited liability company, by the said Julia Gregory Armes, Margaret Gregory Kersten, Mary Dillard Gregory and Rebekah Anderson as such Members.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 30th day of August, 2024.

My commission expires: 2/29/28

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

True Copy Certification

I, William T. Smith, 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 August 30, 2024.

Affiant Signature

Date: 8/30/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of August, 2024.

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

