G#37468-8 BOX #14

WARRANTY DEED

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 5th day of September, 2024.

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1179093 DEEDWARR
09/09/2024 09:29:18 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20240909-0069062

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
C-ROB Investments, LLC, **a Tennessee limited liability company**	**"New Owner"**	**070 07 0 026 00**
112 Chesapeake Court		
Lebanon, TN 37087		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Catherine Lentile, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C-ROB Investments, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 the southerly part of Lot No. 26 on the Map of J.S. Spurlock's Lands, not of record, described according to a survey made by Erle Drake, April 21, 1925, as follows:

Beginning at the intersection of the center lines of Alice Avenue, and Buena Vista Pike; thence with the center of said pike northwardly 120 feet, more or less, to the southeast corner of the property conveyed to Jim R. Warren and wife, by Deed from M. H. Webb and wife, in Book 2453, Page 76; thence with Warren's southerly line westwardly 120 feet, more or less, to the line between Lots 25 and 26; thence with the line between said two lots, southwardly 120 feet, more or less, to the center of Alice Avenue; thence with the center of said Avenue, eastwardly 120 feet to the beginning.

Being the same property conveyed to Catherine Lentile by Warranty Deed dated December 31, 2018, from TN4, LLC, a Tennessee limited liability company, of record in Instrument No. 20190102-0000031, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now or ever has been the place of residence of the Grantor's spouse.

Conveyance of the above-described property is subject to the following: 1) Subject to the right of way of Alice Street and Buena Vista Pike; 2) Subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and, 3) Current taxes prorated and assumed by the Grantee(s) herein.

This is improved (_X_) unimproved (___) property, known as: **1001 Alice Street, Nashville, TN 37218**

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 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/our hand(s) this **5th** day of **September, 2024.**

Catherine Lentile

Catherine Lentile

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine Lentile,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **September, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY