Karen Johnson Davidson County
Batch# 1181405 DEEDWARR
09/13/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20240913-0070851

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 Williamson

Actual consideration or value, whichever is greater is $1,100,000.00.

Affiant

Subscribed and sworn before me this the 13th day of September, 2024.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mike's Ice Cream, LLC	New Owner	061-11-0 161.00
208 Broadway		
Nashville, TN 37201		

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, RONALD BROWN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIKE'S ICE CREAM, LLC, 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 more particularly described as follows:

Beginning at an iron pin in the intersection of Gallatin Road and Curdwood Boulevard, said point being the Northwest corner of said intersection and proceeding thence in a Northerly direction along the Westerly margin of Gallatin Road a distance of 147.49 feet to an iron pin; thence leaving the said Gallatin Road at an angle 86° 22' and proceeding Westerly a distance of 144.67 feet to a point; thence at an angle to the South of 93° 38' and proceeding a distance of 152.31 feet to an iron pin in the Northerly margin of Curdwood Avenue; thence at an angle of 84° 24' and proceeding in an Easterly direction along the Northerly margin of Curdwood Boulevard a distance of 145.29 feet more or less to the point of beginning, as shown on the survey made by Waggoner & Associates, Inc., Engineers, Nashville, Tennessee, dated September 7, 1954.

Being the same property conveyed to Ronald Brown, by Special Warranty Deed dated 06/28/2018, from Bank of the Ozarks, Trustee of the Carleton McMullin Trust F/B/O Jane McMullin; and Lucinda Lou Williams and Charis Ann Brady, Successor Co-Trustees of the Beth B. McMullin Share I Trust, of record in Instrument No. 20180713-0068169, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4001 Gallatin Pike, Nashville, TN 37216.

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.

Witness my hand this the 13th day of September, 2024.

Ronald Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of September, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9/13/2024.

Affiant Signature

9.13.24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY