WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183615 DEEDWARR
09/19/2024 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.15
20240919-0072716

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $388,958.33

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/27/2025

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3199

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Offer Tennessee, LLC, a Tennessee Limited Liability Company	Offer Tennessee, LLC a Tennessee Limited liability Company	090 16 0 053.00
540 American Road	1000 Harlequin Blvd	
Nashville, TN 37209	Hendersonville TN 37075	

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

MILDRED HUDGINS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY* AND LEIGH-LAND STABLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

OFFER TENNESSEE, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 540 American Road, Nashville, TN 37209

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(S), their heirs and/or assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 12th day of September, 2024.

Mildred Hudgins Realty, LLC

BY:
Jim R. Vanderpool, PC
by Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables, LLC

BY:
Jim R. Vanderpool, PC
by Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY, LLC AND LEIGH-LAND STABLES, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of September, 2024.

Notary Public

My Commission Expires: 7-26-25

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 76 on the Map of Charlotte Park Subdivision, Section 1, as of record in Book 2663, Page 3, Register's Office for said County, described as follows:

Said Lot 76 fronts 67 feet on the Northeasterly side of American Road and extends back 207.3 feet on the Northwesterly line and 220.6 feet on the Southeasterly line to a broken line in the rear on which it measures 106 feet.

Being a portion of the property conveyed to *Mildred Hudgins Realty, LLC, a Tennessee limited liability company as to a 50.5% interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134422; and being a portion of the property conveyed to Leigh-Land Stables, LLC, a Tennessee limited liability company as to a 49.5 % interest by quitclaim deed from AmSouth Bank as Trustee of the Amended and Restated Revocable Trust of Mildred Hudgins dated 10/29/2002 and recorded 11/1/2002 in Instrument No. 20021101-0134421, of the Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

**LEIGH-LAND STABLES, LLC JOINS IN THIS EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANYAND ALL INTERESTS, IN THE SUBJECT PROPERTY.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

10. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 3, of the Public Records of Davidson County, Tennessee.

9/19/2024

Tennessee Certification of Electronic Document

I, Laura FRIEL (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White (Notary's Name), a notary public for this county and state, Laura Friel (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON