Karen Johnson Davidson County
Batch# 1187661 DEEDWARRSP
09/30/2024 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $6,956.00
20240930-0075456

SPECIAL WARRANTY DEED

File No. AS-24-7455

Andrew Suggs State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,880,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VDN Real Estate, LLC	VDN Real Estate, LLC	
(NAME)	(NAME)	
2254 Winford Avenue	First Horizon Family Office	118 04 0 236.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	1 Music Circle South Ste 330	
	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **2254 WINFORD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VDN REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No. 140 on the Plan of Grandview Heights Subdivision of record in Plat Book 161, Page 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with part of Alley #1838 that was closed by Metro Ordinance No. BL2002-1079, filed in the County Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to 2254 Winford, LLC, a Tennessee limited liability company by Special Warranty Deed from CAV Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20220330-0036587, Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 30, 2022.

This is property more commonly known as 2254 Winford Avenue, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with 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 under GRANTOR, but not further or otherwise. 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 this 27th day of September, 2024.

2254 Winford, LLC, a Tennessee Limited Liability Company

By: _____
Chip Leonard, Sole Member

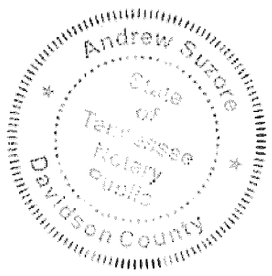
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Andrew Suzore of the state and county mentioned, personally appeared Chip Leonard, Sole Member of 2254 Winford, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 2254 Winford, LLC, the within named bargainor, a Tennessee limited liability company, and that such Chip Leonard, as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand and seal, at office, this 27th day of September, 2024.

_____
Notary Signature

My commission expires: May 8, 2026



Certificate of Authenticity

I, Andrew Suzore, 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 September 27, 2024.

Date

Affiant Signature

September 30, 2024
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027