WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,600,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/07/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1192341 DEEDWARR
10/10/2024 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $20,720.00
20241010-0078765

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12889-NASH

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
William Bartholomew	**NEW OWNER**	144-03-0-037.00
1099 Lynnwood Boulevard		
Nashville, TN 37215		

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

1811 Beechwood LLC, a Tennessee Limited Liability Company

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

William Bartholomew and Mary Liza Bartholomew, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 52 on the Plan of Chickering Hills, Section Two of record in Plat Book 2331, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Breckenridge Investments, 2 LLC, a Tennessee limited liability company by Warranty Deed from Robert M. Hutton and wife Jacqueline R. Hutton of record in Instrument No. 20211027-0144476, Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on October 27, 2021.

Being the same property conveyed to 1811 Beechwood, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Breckenridge Investments 2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230414-0027586, Register's Office for Davidson County, Tennessee, dated March 29, 2023 and recorded on April 14, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1099 Lynnwood Boulevard Nashville, TN 37215

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 in 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 hand on October 7, 2024.

1811 Beechwood LLC, a Tennessee Limited Liability Company

By: Kenneth L Shaw, Jr
Kenneth L. Shaw, Jr, Sole Member

STATE OF Florida

COUNTY OF Seminole County

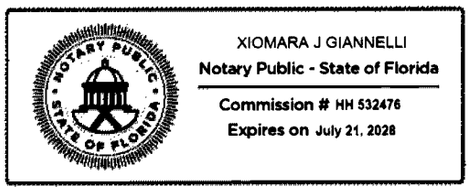
Before me, the undersigned, an online Notary Public of said County and State, personally appeared, **by audio-visual communication,** Kenneth L. Shaw Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of 1811 Beechwood, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this October 7, 2024.

Type of Identification produced: New Jersey Driver License

Xiomara J Giannelli
Notary Public

My Commission Expires: 07/21/2028



Notarized remotely online using communication technology via Proof.

File #: 2024-12889-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 7, 2024.

J. Carlton Drumwright

October 7, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 7, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY