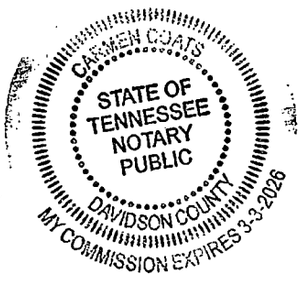
Karen Johnson
Batch # 1194687
10/17/2024 09:47:26 AM
Fees: $18.00 Taxes: $8,695.00
Davidson County
DEEDWARR
3 pgs
20241017-0080509

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2024.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Domus Development Group, LLC	New Owner(s)	118 06 0 067.00
1610 West End Avenue, Suite 115		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAND INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOMUS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:
Land in Davidson County, Tennessee, according to a survey by Southern Land & Associates, Inc. dated August 6, 1974, as follows:

Beginning at an iron pin set August 6, 1974, in the Southerly margin of Gale Lane, 300 feet more or less in an Easterly direction from the intersection of Vaulx Lane and Gale Lane; thence along the Southern margin of Gale Lane in a Northeasterly direction 32.87 feet to an iron pin set August 6, 1974; thence North 87 degrees 12 minutes 22 seconds East 46.63 feet to an iron pin set August 6, 1974; thence continuing along the Southerly margin of Gale Lane in a Northeasterly direction 173.19 feet to an iron pin set August 6, 1974, said pin lying on the margin of the I-440 right-of-way, State of Tennessee; thence along the Northerly edge of said I-440 right- of-way in a Southwesterly direction, 337.15 feet to an existing concrete monument; thence South 83 degrees 11 minutes 12 seconds West 13.0 feet, to an iron pin set August 6, 1974; thence along the common boundary line with Tom A. and Lois B. Moore, North 11 degrees 31 minutes 13 seconds West 78.1 feet, to an iron pin set August 6, 1974; thence along the common line with Moore South 89 degrees 58 minutes 33 seconds East 50.0 feet to an iron pin set August 6, 1974; thence along the common line with Moore North 11 degrees 31 minutes 13 seconds West 100.0 feet to the point of beginning, containing 0.475 acres more or less.
Being the same property conveyed to David W. Vaughn, Sr. by Warranty Deed from Wesley H. Vaughn, CoExecutor and individually as of the estate of Leila M. Vaughn, and

Leila E. Myers of record in Book 9295, page 344, Register's Office for Davidson County, Tennessee, dated December 30, 1993 and recorded on March 30, 1994.

Being the same property conveyed to Land Investment Partners, LLC by Warranty Deed from David W. Vaughn, Sr. of record in Instrument No. 20240910-0069756, Register's Office for Davidson County, Tennessee, dated September 6, 2024 and recorded on September 10, 2024.

Parcel 2:

Land in Davidson County, Tennessee, and being shown as Lot 2, according to a survey by Delle Land Surveying Company, Inc., dated October 04, 2023 and revised on January 05, 2024, as follows:

Beginning at an iron rod set in the existing right of way of I-440 at its intersection with the new 7' right of way dedication for Gale Lane, in the southeastern line of the David Vaughn property as described in Deed Book 9292 Page344 RODC and being the northwestern corner of the property described herein;

Thence, with said dedication being a curve to the left having a Delta Angle of 17 degrees 26 minutes 02 seconds, a Radius of 297.75 feet, an Arc Length of 90.60 feet, a Chord Bearing of North 52 degrees 32 minutes 27 seconds East and a Chord Length of 90.25 feet to a set iron rod at the northwestern corner of Lot 1;

Thence, with a new line between Lot 2 and Lot 1, South 18 degrees 40 minutes 31 seconds East, 163.43 feet to a set iron rod 1' north of an existing fence;

Thence, with the new I-440 right of way, being 1' north of an existing fence line, South 61 degrees 36 minutes 15 seconds West, 79.07 feet to a set iron rod;

Thence, continuing with the new right of way, South 76 degrees 17 minutes 23 seconds West, 279.91 feet to a concrete monument at the southeastern corner of Vaughn;

Thence, with Vaughn and the old right of way of I-440, North 46 degrees 51 minutes 14 seconds East, 298.13 feet to the point of beginning and containing 33,086 Square Feet or 0.760 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 08-05-2023.

Being a portion of the property currently owned by the Metropolitan Government of Nashville and Davison County as per Metro Ordinance O73-650, Metropolitan Clerk's Office.

Being the same property conveyed to Land Investment Partners, LLC, a Tennessee limited liability company, by quitclaim deed from the State of Tennessee of record in instrument No. 20241007-0077789 dated September 25, 2024 and recorded on October 7, 2024, Registers Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 825 Gale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of October, 2024.

Land Investment Partners, LLC,
a Tennessee limited liability company

By: _____
Andrew Day,
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Day, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of Land Investment Partners, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of October, 2024.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025