Karen Johnson Davidson County
Batch# 1195706 DEEDWARR
10/18/2024 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20241018-0081159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2024

Notary Public

My Commission Expires
(AFFIX SEAL)

ANDREW NOELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 8, 2027

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Iris Holdings, LLC c/o Mary Margo Turner Lankford	NEW OWNER	118-11-0-107.00
439 East Iris Drive		
Nashville, TN 37204		

FOR AND IN 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, I,

Spartex LLC, a Tennessee Limited Liability Company

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

Iris Holdings, LLC, a Tennessee Limited Liability Company

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

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "F" on the Plan of Berry Hill Gardens Subdivision, of record in Book 1130, Page 36, Register's Office for said County. Said Lot No. 10 fronts 64 feet on the southerly side of East Iris Drive and runs back 122.7 feet on the westerly line and 142.5 feet on the easterly line to a deadline, measuring 85 feet thereon.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "F" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130. Page 36, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Included in the above description of Lot 11 but specifically excluded is the property conveyed to J.R. Overall and wife, Ida Kate Overall of record in Book 1338, Page 370, said Register's Office.

Being the same property conveyed to SPARTEX LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from BOBBY W. HURT and PAMELA A. HURT, HUSBAND AND WIFE, of record as Instrument No. 20151103-0111854, dated October 28, 2015, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all matters shown on plat of record in Plat Book 1130, Page 36, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 439 East Iris Drive, Nashville, TN 37204

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 Grantor does covenant with said Grantees that Grantor is 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 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 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/our hand(s) this 17th day of October, 2024

Spartex LLC, a Limited Liability Company

By: _____ President

Clinton Ervine Woolsey, President

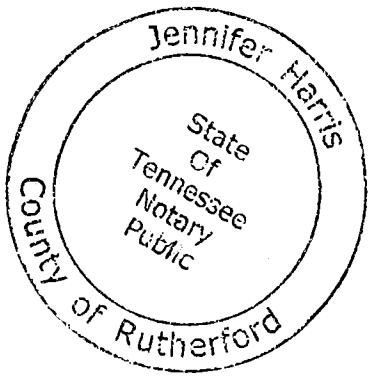
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Clinton Ervine Woolsey, President of Spartex 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 President and of Spartex LLC, the within named bargainor, a Limited Liability Company, and that such Clinton Ervine Woolsey, President of Spartex LLC as such President and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President

Witness my hand and seal, at office in Nashville, this 17th day of October, 2024.

_____
Notary Signature

My commission expires: 8·19·28



Tennessee Certification of Electronic Document

I, Jake Rudy, 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 17, 2024 (date of document).

Affiant Signature

10-17-24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: November 8, 2027

NOTARY'S SEAL

