WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

LL-NMH-24-1622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Metro Holdings, LLC	**Same as New Owner**	
(NAME)	(NAME)	**081-11-0-546.00**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CEDARS OF LEBANON, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NASHVILLE METRO HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 32 feet of the northerly 96 feet of Lot No. 126 on the Map of D. T. McGavock and Other's Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 32 feet on the easterly side of 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Mac E. Robinson, Trustee by Quitclaim Deed from William I. G. Sowell and wife, Gladys Minerva Sowell and Jennie Ruth Cooper, unmarried of record in Book 5533, page 834, Register's Office for Davidson County, Tennessee, dated November 21, 1979 and recorded on November 21, 1979, and within the same Deed, Mac E. Robinson, Trustee conveyed his interest in the subject property to William I. G. Sowell and wife, Gladys Minerva Sowell.

The said William I. G. Sowell having died on or about November 25, 2009, vesting Gladys Minerva Sowell as surviving tenant.

The said Gladys Minerva Sowell having died testate on October 26, 2021. The subject property being duly administered by The Estate of Gladys Minerva Sowell pursuant to her Last Will and Testament probated in Docket No. 22P2250, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Cedars of Lebanon, Inc., A Tennessee Corporation from The Estate of Gladys Minerva Sowell by Warranty Deed of Record in Instrument No.: 20241023-0082330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1622 12th Avenue N., Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch # 1198781 DEEDWARR
10/30/2024 01:55:51 PM 2 pgs
Fees: $13.00 Taxes: $636.40
20241030-0083664

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 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 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 the 25th DAY OF OCTOBER, 2024.

Cedars of Lebanon, Inc

BY: _____
Matthew Hintz
Authorized Shareholder

BY: _____
Changrok Jung
Authorized Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MATTHEW HINTZ, 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 the AUTHORIZED SHAREHOLDER of CEDARS OF LEBANON, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SHAREHOLDER.

Witness my hand and official seal, this the 25th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CHANGROK JUNG, 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 the AUTHORIZED SHAREHOLDER of CEDARS OF LEBANON, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED SHAREHOLDER.

Witness my hand and official seal, this the 25th of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212