This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $700,000.00.

Affiant

Subscribed and sworn before me this the 1st day of November, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1202458 DEEDWARR
11/06/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241106-0086453

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Boehman Real Estate, LLC 436 Bell Road Nashville, TN 37217	Provide, a division of Fifth Third Bank, National 38 Fountain Square Cincinnati, OH 45202	149-08-0 032.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MW HOLDINGS, LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BOEHMAN REAL ESTATE, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Section One, Dorhill Acres, of record in Plat Book 2330, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Beginning on the southeasterly margin of Bell Lane at the corner of Lot Nos. 3 and 4; thence with the line between said two lots southeastwardly 385 feet; thence north 19 deg. 38' east 30 feet to the corner of Lot Nos. 4, 6 and 7; thence with the line between Lot Nos. 4 and 6 northwestwardly 148.9 feet to the corner of Lot Nos. 4, 5 and 6; thence with the line between lot Nos. 4 and 5 northwestwardly 271.4 feet to the southeasterly margin of Bell Lane; thence with the same southwestwardly 115 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following property conveyed to the State of Tennessee, by deed dated 07/19/1995, of record in Book 9741, page 507, Register's Office for Davidson County, Tennessee:

Beginning at the point of intersection of the existing east margin of Bell Road and the north boundary of the Raymond E Crocker, et ux property; thence with said existing margin northerly 117 feet more or less to a point; thence with the south boundary of the Mark Waldrop et ux property south 69 deg. 13' 22" east 25 feet more or less to a point, said point being 51.00 feet right of Bell Road proposed centerline station 109+24.83; thence with the proposed east margin of; said road (1) having a 2,310.27 foot radius curve southerly 58.38 feet (2) south 21 deg. 35' 38" east 40.40 feet (3) having a 2,313.79 foot radius curve southerly 17.40 feet to a point, said point being 51.00 feet right of Bell Road proposed centerline station 108+08.93; thence with said north boundary north 67 deg. 59' 51" west 27 feet more or less to the point of beginning, containing 2,840 square feet.

Being the same property conveyed to MW Holdings, LLC, a Tennessee Limited Liability Company, by deed dated 02/15/2016, from Mark Waldrop and Rhonda Waldrop McLain, of record in Instrument No. 20160323-0027462, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 436 Bell Road, Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 1st day of November, 2024.

MW Holdings, LLC, a Tennessee limited liability company

By: Mark Waldrop, Managing member

Mark Waldrop, DVM, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Mark Waldrop**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Managing Member** of the within named bargainor, a LLC, and that he, as such **Managing Member**, executed the foregoing instrument for the purposes therein contained by signing the name of the **MW Holdings, LLC** by the said **Mark Waldrop** as such **Managing Member**.

Witness my hand and official seal this 1st day of November, 2024.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/1/24.

Affiant Signature

11/6/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY