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 **$3,225,830.00.**

Affiant

Karen Johnson Davidson County
Batch# 1208864 DEEDWARR
11/27/2024 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $11,935.57
20241127-0092912

Subscribed and sworn before me this the 26th day of November, 2024.

Notary Public
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| The Bresslyn Road Trust<br>6215 Bresslyn Road<br>Nashville, TN 37205 | Gelfand, Rennert & Feldman, LLC<br>1880 Century Park East, #1600<br>Los Angeles, CA 90067 | 115-16-0 002.00 |

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, **SAFE HARBOR CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY d/b/a SH Construction**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MELISSA MORTON, TRUSTEE OF THE BRESSLYN ROAD TRUST DATED APRIL 10, 2024**, 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. 130 on the Plan of West Meade Farms Inc., Section "F" of record in Plat Book 1835, Page 71, 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 Janice S. Sharlet by Warranty Deed from James R. Tully, III and wife, Rebecca M. Tully of record in Instrument No. 20031230-0184083 Register's Office for Davidson County, Tennessee, dated December 29, 2003 and recorded on December 30, 2003.

Being the same property conveyed to Safe Harbor Construction, LLC., a Tennessee limited liability company d/b/a SH Construction by Warranty Deed from Janice S. Sharlet, unmarried of record in Instrument No. 202305300040733 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on May 30, 2023.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6215 Bresslyn Road, Nashville, TN 37205.

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 26th day of November, 2024.

Safe Harbor Construction, LLC, a Tennessee limited liability company

BY: _____
Koby DuMont, Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Koby DuMont, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged Koby DuMont to be the Member of the within named bargainor, a limited liability company, and that Koby DuMont, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Koby DuMont as such Member.

Witness my hand and official seal this 26th day of November, 2024.

My Commission Expires: 9-7-26

Notary Public




VERSION: January 2019

Certificate of Authenticity

I, Elizabeth Yerger, 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 **November 26, 2024**.

Affiant Signature

**November 27, 2024**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**27th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires