RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1209159 DEEDWARR
12/02/2024 11:02:54 AM 2 pgs
Fees: $13.00 Taxes: $4,269.80
20241202-0093373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flom Management, LLC	Same as New Owner	
(NAME)	(NAME)	
2078 Wilson Pike		105-05-0-547.00 &
		105-05-0-549.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MYRTLE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLOM MANAGEMENT, LLC, A MINNESOTA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

As to 1000 Argyle Ave: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Re-Subdivision of Section Eighty-Seven, Edgehill Estates, of record in Plat Book 4885, Page 181, 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 Urban Dwell Homes LP, a Tennessee Limited Partnership by Warranty Deed from Theresa A. Webster, Unmarried, and Willie Jean Russell, Unmarried of record in Instrument No. 20160406-0033068 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 06, 2016.

Being the same property conveyed to Myrtle Partners, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Urban Dwell Homes LP, a Tennessee Limited Partnership of record in Instrument No. 20170829-0088796 Register's Office for Davidson County, Tennessee, dated August 29, 2017 and recorded on August 29, 2017.

As to 1008 Argyle Ave: Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Revised Re-Subdivision of Section Eighty-Seven, Edgehill Estates, of record in Book 4885, page 181, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 73.00 feet on the Northerly margin of Argyle Avenue and extends back 147.19 feet on the Easterly line and 147.4 feet on the Westerly line to an alley in the rear, measuring 65.07 feet thereon.

Being the same property conveyed to M-Pulse Properties LLC by Warranty Deed from Jacqueline B. Esmond of record in Instrument No. 20100528-0041142 Register's Office for Davidson County, Tennessee, dated May 14, 2010 and recorded on May 28, 2010.

The said Faris Bryant and wife, Gertrude Bryant are deceased

JW2024-1046A

Being the same property conveyed to Capital Homes LP, a Tennessee limited partnership by Quitclaim Deed from M-Pulse Properties LLC, a Tennessee limited liability company of record in Instrument No. 20111115-0089235 Register's Office for Davidson County, Tennessee, dated November 14, 2011 and recorded on November 15, 2011.

Being the same property conveyed to Myrtle Partners LLC, a Tennessee limited liability company by Quitclaim Deed from Capital Homes LP of record in Instrument No. 20131108-0116145 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 08, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1000 & 1008 Argyle Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 26th day of November, 2024

MYRTLE PARTNERS, LLC

BY: _____

BRANDON RUMBLEY, MEMBER

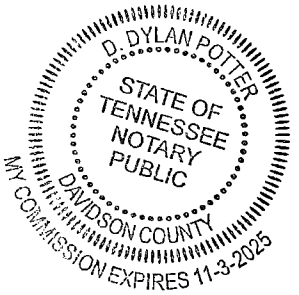
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brandon Rumbley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Myrtle Partners, LLC, and that he as such Member of Myrtle Partners, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Myrtle Partners, LLC.

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

Commission expires:



_____
Notary Public

JW2024-1046A