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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1216547
12/16/2024 10 31 41 AM
Fees $23 00 Taxes $3,145 00

Davidson County
DEEDWARR
4 pgs

20241216-0097333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF OCTOBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
L and R Nashville II, LLC	Same as New Owner	
(NAME) 1322 Little Hamilton Ave.	(NAME)	105-07-0-160.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **BEEQCO, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L AND R NASHVILLE II, LLC,** 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:

Land in Davidson County, Tennessee, being the Southerly 100 feet of the Westerly 150 feet of Block "B" on the Plan of Merritt & Hagan Lands, as of record in Minute Book N, Page 241, County Court for said County. Said Part of Block "B" fronts 100 feet on the Easterly side of Little Hamilton Street and runs back between parallel lines, with Northerly margin of Merritt Avenue, 150 feet to an alley.

Being the same property conveyed to Beeqco, LLC, a Tennessee limited liability company by Warranty Deed from Steven M. Carroll of record in Instrument No. 20200910-0103203, Register's Office for Davidson County, Tennessee, dated September 08, 2020 and recorded on September 10, 2020.

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 1322 Little Hamilton 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.

JW2024-1097

Witness my hand this 8th day of October, 2024

BEEQCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY HAMILTON OZ, LLC, MEMBER OF BEEQCO, LLC

BY _____

KENNETH KLINE, MEMBER MANAGER OF HAMILTON OZ, LLC

BY _____

GIACHERY LIZARRAGA, MEMBER

BY. _____

BRADLEY BARS, MEMBER

Witness my hand this 8th day of October, 2024

BEEQCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY HAMILTON OZ, LLC, MEMBER OF BEEQCO, LLC

BY: _____

KENNETH KLINE, MEMBER MANAGER OF HAMILTON OZ, LLC

PHOENIX PROPERTY HOLDINGS, LLC, MEMBER OF BEEQCO, LLC

BY. _____

GIACHERY LIZARRAGA, MEMBER

BY _____

BRADLEY BARS, MEMBER

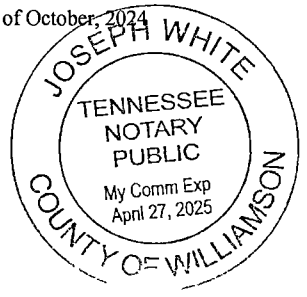
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kennth Kline, the Member Manager of Hamilton Oz, LLC, Member of BEEQCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member Manager of Hamilton Oz, LLC, Member of BEEQCO, LLC, the within named bargainor, a partnership, and that he as such Member Manager of Hamilton Oz, LLC, Member of BEEQCO, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the Member Manager of Hamilton Oz, LLC, Member of BEEQCO, LLC

Witness my hand and official seal this 8th day of October, 2024

Commission expires



Notary Public

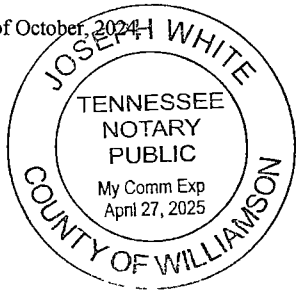
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Giachery Lizarraga, Member of Phoenix Property Holdings, LLC, Member of BEEQCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of Phoenix Property Holdings, LLC, Member of BEEQCO, LLC, the within named bargainor, a partnership, and that he as such Member of Phoenix Property Holdings, LLC, Member of BEEQCO, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as the Member of Phoenix Property Holdings, LLC, Member of BEEQCO, LLC

Witness my hand and official seal this 8th day of October, 2024

Commission expires



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bradley Bars, Member of BEEQCO, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of BEEQCO, LLC, the within named bargainor, a partnership, and that he as such Member of BEEQCO, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Member of BEEQCO, LLC

Witness my hand and official seal this 8th day of October, 2024

Commission expires



Notary Public