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 $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20241216-0097335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wolverine Nashville 25, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		P/O 105-07-0-160 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **L AND R NASHVILLE II, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOLVERINE NASHVILLE 25, 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

A certain unit located in Davidson County, Tennessee, being known and designated as Units 1, 2 & 3 of Homes at Merritt Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Merritt Avenue, a Horizontal Property Regime, of record in Instrument Number 20241216-0097334, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of 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.

Being part of the same property conveyed to L and R Nashville II, LLC by Warranty Deed of record in Instrument No. 20241216-0097333, Register's Office for Davidson County, Tennessee.

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

JW2024-1291

Witness my hand this 8th day of October, 2024

L AND R NASHVILLE II, LLC

BY _____

JOSEPH WHITE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph White, 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 L and R Nashville II, LLC, and that he as such Member of L and R Nashville II, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of L and R Nashville II, LLC.

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

Commission expires

PAMELA B MATHENEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TENN

NOTARY PUBLIC
Pamela B Matheney
My Commission Expires
August 30, 2028
STATE OF TENNESSEE

_____
Notary Public

JW2024-1291