Karen Johnson Davidson County
Batch# 1217323 DEEDWARR
12/17/2024 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.37
20241217-0098004

| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 202410031<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$340,100.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 16th day of December, 2024<br><br>Notary Public<br>My Commission Expires: 11-2-26 |

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 16th day of December, 2024, among:

**NASHVILLE METRO HOLDINGS, LLC,**

**A TENNESSEE LIMITED LIABILITY COMPANY**

its successors and/or assigns (the "**Grantor**")

**AND**

**HOUSE NERDS TN, LLC**
**A TENNESSEE LIMITED LIABILITY COMPANY**
Its successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 36, on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John S. Kohl, III, dated February 13, 1973 and January 29, 1975, as follows:**

**Beginning on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane; thence with said Avenue easterly 75 feet to the corner of Lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of Lots 36 and 37; thence westwardly 75 feet to a point; thence with line between Lots 35 and 36 southwardly 140 feet to the beginning.**

**BEING the same property conveyed to Nashville Metro Holdings, LLC, A Tennessee Limited Liability Company by Warranty Deed from Joshua S. Prichard and Angela N. Prichard, husband and wife, dated December 13, 2024 and filed of record in Instrument No. 20241217-0097929, Register's Office for Davidson County, Tennessee.**

**Being also known as 2741 Bobby Avenue, Nashville, TN 37216.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

## Nashville Metro Holdings, LLC

**By:** _____

**Mat Farmer, Member and authorized signor of Canvas Holding Co, LLC, the sole member of Nashville Metro Holdings, LLC**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Mat Farmer*** 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 ***Authorized Signor/Member*** of ***Canvas Holdings Co, LLC*** which is the sole member of ***Nashville Metro Holdings, LLC*** the within named bargainor, and that he as such ***Authorized Signor/Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Authorized SignorMember***.

Witness my hand and official seal this 16th day of December., 2024.

_____
Notary Public
My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Owner Name & Property Address:**

Name: House Nerds TN LLC
Address: 2741 Bobby Avenue
City, State, Zip: Nashville, TN 37216

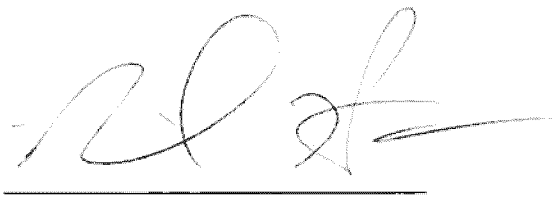
**Responsible Party For Taxes:**

Name: House Nerds TN LLC
Address: 5032 Burke Trail
City, State, Zip: Nolensville TN 37135

**Tax ID: 073-01-086.00**

## Certificate of Authenticity

I, Nick Harris, 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 **December 16, 2024**.



Affiant Signature

**12/16/24**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **December**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

