WARRANTY DEED

Karen Johnson
Batch # 1219008
12/26/2024 10 38 17 AM
Fees $13 00 Taxes $1,776 00

Davidson County
DEEDWARR
2 pgs

20241226-0099603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES MAY 25, 2028 DAVIDSON COUNTY

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
SNK GLENROSE, LLC	SNK Glenrose LLC	
(NAME) 301 Clay St ~~108 Glenrose Avenue~~	(NAME) 301 Clay Street	119-01-0-025 00
(ADDRESS) 37208 Nashville, TN ~~37210~~	(ADDRESS) Nashville TN 37208	
(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, **LEAWAY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SNK GLENROSE, LLC, A TENNESSEE 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

Land in Davidson County, Tennessee, being Lot No. 2 and 3 on the Plan of Map of the 1.73 acre tract in Section B shown on the Map showing Lot and Subdivision of Lots 12 and 13 of Section A, on of the John Thoni Lands, of record in Plat Book 974, Page 17, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine F. Williams by Warranty Deed from Jeffrey Douglas Turner and Gwendolyn Turner of record in Instrument No. 20150430-0038620 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on April 30, 2015.

Being the same property conveyed to Williams Southern Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Katherine F. Williams of record in Instrument No. 20180710-0066553 Register's Office for Davidson County, Tennessee, dated June 27, 2018 and recorded on July 10, 2018.

Being the same property conveyed to Jon Trevor Souther by Quitclaim Deed from Williams Southern Development, LLC, a Tennessee limited liability company of record in Instrument No. 20191203-0124635 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on December 3, 2019.

Being the same property conveyed to Leaway Construction, LLC, A Tennessee Limited Liability Company and Lamorinda Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jon Trevor Souther of record in Instrument No. 20241115-0089110 Register's Office for Davidson County, Tennessee, dated November 12, 2024 and recorded on November 15, 2024.

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 108 Glenrose Avenue, Nashville TN 37210
(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

JW2024-1497

Witness my hand this 19th day of December, 2024

LEAWAY CONSTRUCTION, LLC

BY _____, Member

BLAKE LEA, MEMBER

LAMORINDA PROPERTIES, LLC

BY _____

RYAN HOOPER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 19th day of ~~December~~, 2024

Commission expires

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

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Blake Lea, 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 Leaway Construction, LLC, and that he as such Member of Leaway Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Leaway Construction, LLC.

Witness my hand and official seal this 19th day of December, 2024.

Commission expires

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

_____
Notary Public

JW2024-1497