Karen Johnson Davidson County
Batch# 1221010 DEEDWARR
12/27/2024 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20241227-0100676

WARRANTY DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File No. EY-24-8313

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Street II, LLC	Trevor Street II, LLC	
(NAME) 0 33rd Avenue North	(NAME) 3201 Trevor Street, Ste 200	092-09-0-303.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, I/we, **Mark E. Storolis and Isabel Storolis, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor Street II, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Point of Beginning at a set 5/8" diameter iron rebar with TTL cap in the East right of way of 33rd Avenue South (not open), common corner with property of Mid Atlantic Properties recorded in Deed Book 10441, Page 870 of the Davidson County Register of Deeds, being located North 14 degrees 19 minutes 59 seconds West for 260.51 feet from the point of intersection of the East right of way of 33rd Avenue South and North right of way line of Trevor Street;

Thence with the East right of way line of 33rd Avenue South (not open) North 14 degrees 19 minutes 59 seconds West for 125.07 feet to a set 5/8" diameter iron rebar with TTL cap in the West right of way of Interstate 40;

Thence with said right of line, South 44 degrees 49 minutes 27 seconds East for 147.02 feet to a set 5/8" diameter iron rebar with TTL cap corner with property of Mid Atlantic Properties recorded in Deed Book 10441, Page 870 of the Davidson County Register of Deeds;

Thence with said line South 76 degrees 54 minutes 35 seconds West for 74.62 feet to the point of beginning.

Area of property 0.11 acres, more or less (4,664.92 square feet more or less), according to the survey of Kenneth D. Church, Tennessee RLS, License No.1004, dated April 12, 2018.

Being the same property conveyed to Mark E. Storolis and Isabel Storolis, husband and wife, by Special Warranty Deed from Cumberland Trust Investment Company and John F. Orman, Co-Executors of the Estate of Lola R. Arthur of record in Instrument No. 20180605-0053586 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 05, 2018. Also see

Scrivener's Affidavit recorded in Instrument No. 20180705-0065109, in the Register's Office of Davidson County, Tennessee

This is property more commonly known as 0 33rd Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of December, 2024.

Mark E. Storolis by [signature], his Attorney in Fact

Mark E. Storolis by Leslie G. Hayes, his Attorney-In-Fact

Isabel Storolis by [signature], her Attorney in Fact

Isabel Storolis by Leslie G. Hayes, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Leslie G. Hayes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Mark E. Storolis and Isabel Storolis**, and that this instrument was executed on behalf of the said Mark E. Storolis and Isabel Storolis, for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202412270100675, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 27th day of December, 2024.

[signature]
Notary Signature
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 27, 2024.

Signature
Date: December 27, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 27th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025