WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221047 DEEDWARR
12/30/2024 07:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20241230-0100739

STATE OF GEORGIA
COUNTY OF FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/17/2026

(AFFIX SEAL)

JEFFREY JOHN RODEN NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES November 17, 2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300,
Nashville, TN 37203

File No.: 2024040062

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
AK And Ls LLC		
(NAME) 1116 Autumn Oaks Ct	(NAME) Same as New Owner	071-08-0-329.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	071-08-0 378.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED THOUSAND AND NO/100 Dollars ($800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 500ET HOLDINGS LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AK AND LS 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 Lot No. 6 and 6-A on the Map of Section 2, Rawls Tract Subdivision as of record in Plat Book 1424, Page 84, Register's Office for said County, and being more particularly described as follows:

Said Lot No. 6 fronts 80 feet on the South side of Trinity Lane and runs back between parallel lines of 132.5 feet to a dead line in the rear on which it measures 78 feet.

Said Lot No. 6-A fronts 78 feet at the rear of Lot No. 6 described above extending back 95.5 feet on the West side and 51.5 feet, plus 27.5 feet plus 50.5 feet by an irregular line on the East side to a dead line in the rear which measures 106 5 feet. Egress and Ingress for said Lot No. 6-A is a 15 foot easement for road on the West side of Lot No 43 that connects said Lot No. 6A with Edwin Avenue.

Less and except the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6035, Page 147, said Register's office.

Together with the access easement set forth in instrument of record in Book 5086, Page 526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 500 ET HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SCOTT REVEY AND WIFE, JESSICA REVEY, of record in Instrument No. 20210730-0102474 and Instrument No. 20210730-0102475, dated July 22, 2021, said Register's Office.

This is improved ☒ properties known as 500 E Trinity Ln and 0 Edwin St, Nashville, TN 37207
(House No.) (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.

Executed by my hand this the 18th Day of December, 2024.

500ET Holdings LLC, A Tennessee Limited Liability Company

BY:_____
Adam Leibowitz
Member

STATE OF Georgia

County OF Fulton

Before me, Jeffrey Roden, a Notary Public for the above County and State, do hereby certify that Adam Leibowitz as Member of 500ET Holdings LLC, A Tennessee Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 Day of December, 2024.

_____
Notary Public

My Commission Expires: 11/17/2026

(SEAL)

JEFFREY JOHN RODEN
NOTARY
EXPIRES
GEORGIA
November 17, 2026
PUBLIC
FULTON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 12-18-24.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 12/23/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 12/23/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

