BOX 10-A

WARRANTY DEED

Karen Johnson — Davidson County
Batch # 1223039 — DEEDWARR
01/03/2025 11 33 44 AM — 2 pgs
Fees $13 00 Taxes $4,967 62

20250103-0000609

File #24-TC-1714-O

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,342,600 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF December, 2024

Notary Public
MY COMMISSION EXPIRES _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
1714 Blair Holdings, LLC	Same	
(NAME)	(NAME)	**104 16 0 042.00**
4004 A Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

FREEMOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

1714 BLAIR HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 47 on the REVISED PLAN OF GEO W BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, of record in Plat Book 332, Page 117, Registers Office for said County

Said Lot fronts 60 feet on the Northerly side of Blair Boulevard, formerly Blair Avenue, and runs back between parallel lines, 170 feet to an alley

Being the same property conveyed to F Michael Freeman and wife, Cathy M Freeman, by Warranty Deed from Ellen Jean Collins and husband, James Edward Collins, and Gloria Dale Benson, Unmarried, of record in Instrument No 20070907-0107364, in the Register's Office of Davidson County, Tennessee, dated August 31, 2007, and recorded on September 07, 2007

Being the same property conveyed to Freemor, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Frank Michael Freeman and wife Cathy M Freeman, of record in Instrument No 20220211-0016171, in the Register's Office of Davidson County, Tennessee, dated February 03, 2022, and recorded on February 11, 2022

This conveyance is subject to
* Property Taxes for the year 2024 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO W BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 56 and Plat Book 332, Page 117
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as 1714 Blair Boulevard, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th day of December, 2024

Freemor, LLC, a Tennessee Limited Liability Company

By _____
John Bishop, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tonya B. Cherry of the state and county mentioned, personally appeared John Bishop, Authorized Signor of Freemor, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Freemor, LLC, the within named bargainor, a Limited Liability Company, and that such John Bishop, Authorized Signor of Freemor, LLC as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor

Witness my hand and seal, at office in Nashville, TN, this 30th day of December, 2024

_____
Notary Signature

Printed Name Tonya B. Cherry

My commission expires _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP JULY 22, 2025