Name and Address of New Owner:
Sebring Nashville, LLC
1208 7th Ave North
Nashville, TN 37208

Send Tax Bills To:
Sebring Nashville, LLC
1208 7th Ave North
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1228536 DEEDWARRSP
01/21/2025 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20250121-0004506

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 082-13-0-178.00

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kathleen Waller Fell, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sebring Nashville, LLC, a Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 4 on the Map of the Subdivision of the property of William Kiber, deceased, being a Subdivision of Lot No. 109 and 110, and the South Half of 111 of The D.T. McGavock's plan of Lots, of record in Min. Book 39, Page 103, if the Chancery Court of Nashville.

Said Lot front 47 feet on the easterly side of 7th Avenue, North, and runs back between parallel lines 175 feet more or less to an alley.

Being a portion of the same property conveyed to Kathleen Waller Fell, unmarried by Warranty deed from Sandra Faye (Ganaway) Patillo of record in Book 9793, page 748, Register's Office for Davidson County, Tennessee, dated September 8, 1995 and recorded on September 13, 1995.

This is property more commonly known as: 1208 7th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor , but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 17th day of January, 2025.

Kathleen Waller Fell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Kathleen Waller Fell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of January, 2025.

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Notary Public
My commission expires: 3-2-27

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~DAVIDSON~~ JEFFERSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,850,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) BETH CASPER, ATTY

Sworn to and subscribed before me this
17th day of January, 2025.

Notary Public
My commission expires: 3/31/2028

Erin Noelle Reilly
Notary Public, ID KYNP3595
State at Large, Kentucky
My Commission Expires on March 31, 2028

CERTIFICATE OF AUTHENTICITY

I, H. Kevin Eddins, Attorney at Law, do hereby make oath that I am a licensed attorney and/or 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 January 17, 2025.

EDDINS DOMINE LAW GROUP

By: _____
H. Kevin Eddins, Attorney

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Acknowledged, Subscribed and sworn to before me this 20th day of January 2025

BETH CASPER
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP19538
MY COMMISSION EXPIRES DECEMBER 9, 2028

_____
Notary Public, State at LARGE, KENTUCKY
My Commission Expires: 12/9/2028_