Name and Address of New Owner:
Rich Harris
4525 Harding Road
Suite 257
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 1228875 DEEDWARR
01/22/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250122-0005102

Send Tax Bills To:
Rich Harris
4525 Harding Road
Suite 257
Nashville, Tennessee 37205

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 131 03 0 009.00

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, **Avenue 11 Development, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rich Harris and Springdale Development LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lots Nos. 5 and 6 on the plan of the subdivision of PHOEBE NICHOLSON HEIRS' PROPERTY, of record in Minute Book "J", Page 293, of the Chancery Court, said Register's Office, and being the Northerly part of Lot No. 14 and all of Lot No. 15 on the unrecorded plan of GEORGE T. HICKS SUBDIVISION on Lone Oak Road and Warfield Drive, described as follows:

Beginning on the Easterly margin of Kimbark Drive at a point North 87 deg. 30' West 93.83 feet from the Northwest corner of the property conveyed to Michael F. Jett and wife, by deed from George T. Hicks and wife, of record in Book 2031, Page 344, said Register's Office, thence with the Easterly margin of said Kimbark Drive South 2 deg. 30' West 118.5 feet; thence Eastwardly 94 feet, more or less, to the Westerly line of Lot No. 13 on said unrecorded plan, being 101.50 feet North of the Northerly margin of Warfield Drive; thence with the Westerly line of said Lot No. 13 Northwardly 113.5 feet to the corner of Lots Nos. 13 and 15; thence North 87 deg. 30' West 93.83 feet to the beginning.

Being the same property conveyed to Avenue 11 Development, LLC, A Tennessee Limited Liability Company, by Warranty Deed from 1820 Warfield Family Investments, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20151102-0111074, in the Register's Office of Davidson County, Tennessee, dated October 30, 2015, and recorded on November 02, 2015.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 said title against any and all lawful claims of all persons.

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

Avenue 11 Development, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Kurt Denny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2025, before me personally appeared Kurt Denny of Avenue 11 Development, LLC, a Tennessee Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of January, 2025.

_____
Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

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 $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 January 17, 2025

January 22, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 22 day of January, 2025

Notary Public:

My Commission Expires: 7.6.26