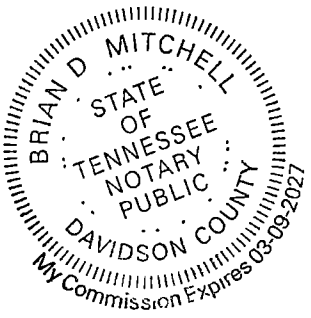
Karen Johnson
Batch # 1230090
01/24/2025 02 11 12 PM
Fees $18 00 Taxes $17,760 00
Davidson County
DEEDWARR
3 pgs
20250124-0005753

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No. 2024-GTE-544

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
1621 Graybar Holdings, LLC	New Owners	117 11 0 067 00
(NAME) 1621 Graybar Lane	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank Santora and Beata Santora, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **1621 Graybar Holdings, LLC, a Tennessee Limited Liability Company** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1621 Graybar Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RE-24-1621

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 21st day of January, 2025.

GRANTORS:

Frank Santora

Beata Santora

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Frank Santora and Beata Santora, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 21st day of January, 2025.

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 17 on the Map of Glen Echo Subdivision of the Noel Property, not of record, described according to a survey made by William Collier Parrish Associates, March 26, 1957, as follows:

Beginning at a point in the Southerly margin of Graybar Lane or Avenue, 850 feet West from the Westerly margin of Belmont Boulevard as measured along the South margin of Graybar Lane or Avenue; thence with the margin of said Lane or Avenue, North 87 degrees 45 minutes West 106 feet to an iron pin; thence South 2 degrees 15 minutes West 170 feet to an iron pin; thence South 5 degrees West 230 feet to an iron pin in the South line of said lot; thence with the South line of same, South 87 degrees 45 minutes East 117 feet to an iron pin which is 850 feet West from the Westerly margin of Belmont Boulevard; thence Northerly parallel to the West margin of said Boulevard, 2 degrees 15 minutes East 400 feet to the Point of Beginning.

Being the same property conveyed to Frank and Beata Santora, by Warranty Deed from Laura Lonow and Daniel Joseph Lonow, wife and husband, of record in Instrument No. 20201105-0129626, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020, and recorded on November 05, 2020.