THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149665

Karen Johnson
Batch # 1230971
01/28/2025 10 45 39 AM
Fees $13 00 Taxes $2,960 00
Davidson County
DEEDWARR
2 pgs
20250128-0006383

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $800,000.00

Affiant

Subscribed and sworn to before me, this 27th day of January, 2025.

Notary Public
My Commission Expires.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To·	Tax Information:
Do Better Development, LLC	New Owner	Tax Parcel ID No
1222 Minter Place		105072W00100CO
Charlotte, NC 28203		105072W00200CO
		105072W00300CO
		105072W00400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **OakPool II, LLC, a Florida Limited Liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Do Better Development, LLC, a North Carolina limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. 1, 2, 3, 4 of 1302 LITTLE HAMILTON ASSOCIATION, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1302 Little Hamilton Association, a Horizontal Property Regime, of record in Instrument No. 20240411-0025698, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Oak Pool II, LLC, a Florida Limited Liability Company, by Warranty Deed from Entrust Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231204-0093222, in the Register's Office of Davidson County, Tennessee, dated November 30, 2023 and recorded on December 04, 2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF A SUBDIVISION OF BLOCKS A AND D, MERRITT PROPERTY, as recorded in Plat Book 421, Page 153.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20240411-0025698.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No 20240403-0023312.

This is improved property located at 1302 A, B, C, & D Little Hamilton Avenue Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2025.

OakPool II, LLC
Investor Nation, LLC, Manager

BY: _____
Stephen Green, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Stephen Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Investor Nation, LLC, Manager of OakPool II, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of January, 2025.

JONATHAN PARRISH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

_____
Notary Public
My Commission Expires: _____