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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1232868 DEEDWARR
02/03/2025 09 45 08 AM 2 pgs
Fees $13 00 Taxes $3,071 00
20250203-0007835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm Exp April 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Murphy Road Partners, LLC	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		103-09-0-053 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PANTOJA PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MURPHY ROAD PARTNERS, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 52-A and the Southerly 5 feet of Lot No. 52, on the Plan of Section 4, Brookside Court, Addition 4, of record in Book 2083, Page 59, and amended in Book 2271, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 52-A and the Southerly 5 feet of Lot No. 52 adjoin and front together 105 feet on the Westerly side of Kendall Drive and run back 132.3 feet on the Southerly line and 137 feet more or less on the Northerly line to a dead line measuring 103.6 feet thereon.

Being the same property conveyed to Manuel B. Russ, a married man by Warranty Deed from Dennis Mueller, unmarried of record in Instrument No. 20141124-0107747 Register's Office for Davidson County, Tennessee, dated November 20, 2014 and recorded on November 24, 2014.

Being the same property conveyed to R. Manuel Rentals, a Tennessee general partnership by Quitclaim Deed from Manuel B. Russ and Marissa Russ, husband and wife of record in Instrument No. 20221102-0118486 Register's Office for Davidson County, Tennessee, dated November 2, 2022 and recorded on November 2, 2022.

Being a portion of the same property conveyed to Creative REI, LLC by Warranty Deed from R Manuel Rentals, a Tennessee general partnership of record in Instrument No. 20221122-0123569 Register's Office for Davidson County, Tennessee, dated November 18, 2022 and recorded on November 22, 2022.

Being the same property conveyed to Wesley R. Pantoja and Abigail L. Pantoja by Warranty Deed from Creative REI, LLC of record in Instrument No. 20221123-0123931 Register's Office for Davidson County, Tennessee, dated November 17, 2022 and recorded on November 23, 2022.

Being the same property conveyed to Pantoja Properties LLC, Wesley Pantoja, Member by Quitclaim Deed from Wesley R. Pantoja, a married person and Abigail L. Pantoja, a single person of record in Instrument No. 20230224-0013011 Register's Office for Davidson County, Tennessee, dated February 17, 2023 and recorded on February 24, 2023.

JW2024-1371

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 819 Kendall Drive, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of January, 2025

PANTOJA PROPERTIES, LLC

BY _____

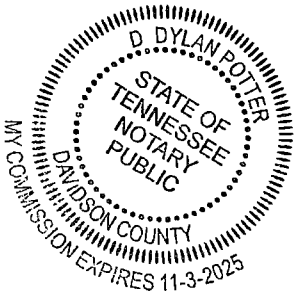
WESLEY PANTOJA, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Wesley Pantoja, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Pantoja Properties, LLC, and that he as such Member of Pantoja Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Pantoja Properties, LLC.

Witness my hand and official seal this 30th day of January, 2025.

Commission expires:



_____
Notary Public

JW2024-1371