# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232931 DEEDWARR
02/03/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250203-0007925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-26

(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
216 Centerview Dr, Ste 360, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| SHER, LLC, a Tennessee Limited Liability Company | Sherzod A. Khamidov | 104 02 0 353.00 |
| (NAME) | (NAME) | |
| 117 28th Avenue, Unit 100,200,201,300 | 1224 Beech Hollow Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MB General Partnership, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto SHER, LLC, a Tennessee Limited Liability Company hereinafter called the GRANTEE(S), his/her/their 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. 8 on the Plan of A.C. Wilkerson's Subdivision of Lot No. 44, Boyd's Cockrill Spring Tract, as of record in Plat Book 161, page 44, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the westerly side of 28th Avenue North, formerly Fairground Avenue, and runs back between parallel lines 120 feet to alley in the rear.

Being the same property conveyed to MB, a General Partnership by Warranty Deed from Viener Fest, LLC, a Tennessee limited liability company, dated 03/10/2021, of record in Instrument No. 202103150033896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 117 28th Avenue, Unit 100,200,201,300, Nashville, TN 37203
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the **30th** day of **January, 2025.**

**MB, a General Partnership**

**By:** _____ **By:** _____

**Andrea McKellar, Partner** **Pooja Bery, Partner**

State of **Tennessee**

County of **Davidson**

Personally appeared before me on **30th** day of January**, 2025**, a notary public in and for the state and county aforementioned, **Andrea McKellar and Pooja Bery** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **themselves** to be a **Partners** of **MB, a General Partnership,** and that **they** as such **Partners** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **themselves** as **Partners.**

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

_____

Notary Public

My Commission Expires: 6/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
**Stewart Title Company**
**216 Centerview Dr, Ste 360**
**Brentwood, TN 37027**

**CERTIFICATE OF AUTHENTICITY**

I, Sheila Ivey, 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 1-30, 2025.

Affiant
Date: February 3rd, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of February, 2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

