Karen Johnson Davidson County
Batch# 1234722 DEEDWARR
02/06/2025 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20250206-0008993

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: Glenn M. Ferguson, Trustee of The Glenn A. Ferguson Revocable Living Trust ("GRANTOR")

TO: 701 Bowling, LLC, a Delaware limited liability company ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
701 Bowling, LLC 139 Tennyson Drive Short Hills, NJ 07078	701 Bowling, LLC 139 Tennyson Drive Short Hills, NJ 07078	7DA5225

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Million Four Hundred Fifty Thousand Hundred and No/100's Dollars ($1,450,000.00), the receipt and sufficiency of which is hereby acknowledged, Glenn M. Ferguson, Trustee of The Glenn A. Ferguson Revocable Living Trust, has bargained and sold, and by these presents does transfer and convey unto 701 Bowling, LLC, a Delaware Limited Liability Company, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 17 and 18, as shown on the map entitled Meadowlawn, of record in Book 974, page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot Nos. 17 and 18 adjoin and front together 120 feet on the south side of Meadow Drive, formerly Central Drive, and run back between lines, 178.7 feet on the west line of Lot 18 and 172 feet along the east line of Lot 17, which is also along the west line of Bowling Avenue to a dead line in the rear on which they measure 130 feet.

BEING the same land conveyed to Glenn Ferguson from John H. Christian and wife, Sue E. Christian, by Deed dated January 3, 1978, of record in Deed Book 5241, Page 397, in the Register's Office for Davidson County, Tennessee

BEING the same land conveyed to Glenn A. Ferguson, Trustee and his successors in trust of the Glenn A. Ferguson Revocable Living Trust from Glenn A. Ferguson (deceased) by Deed dated March 23, 2005, of record as Instrument No. 20050523-0058038, in the Register's Office for Davidson County, Tennessee

THIS is improved property known as: 701 Bowling Avenue, Nashville, Tennessee .

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said 701 Bowling, LLC, a Delaware limited liability company, its heirs, successors and assigns, forever.

And he does covenant with the said 701 Bowling, LLC, a Delaware limited liability company, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

(a) General real estate taxes for the year 2025 and subsequent years for Map-Par. 117-01-0-090.00, a lien not yet due and payable.
(b) Boundary lot lines, setback lines, and notes as shown on the Plan of Meadowlawn, of record in Book 974, page 35, said Register's Office.
(c) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of February, 2025.

Glenn A. Ferguson Revocable Living Trust

Glenn M. Ferguson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Glenn M. Ferguson, Trustee, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2025.

NOTARY PUBLIC

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/4/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

SUSAN F. CLYNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Danielle Dunn, 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 February 4, 2025.

Date

Affiant Signature

February 5, 2025

Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON