Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $899,000 00

Affiant

Subscribed and sworn to me on 02/12/25

NOTARY PUBLIC

My Commission Expires

Karen Johnson Davidson County
Batch # 1237681 DEEDWARR
02/14/2025 09 53 32 AM 2 pgs
Fees $13 00 Taxes $3,326 30

20250214-0011260

TENNESSEE NOTARY PUBLIC STATE OF SEZEN YILMAZ DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

HIS INSTRUMENT WAS PREPARED BY

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO·	MAP – PARCEL #
Benjamin P Bahil 507 Highcrest Drive Nashville, TN 37211		147-15-0P-001 00-CO

FOR AND IN CONSIDERATION of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LITTLE RIVER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Benjamin P Bahil, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being Unit No A on the plan of 509 Highcrest Drive Commons, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 509 Highcrest Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No 20240416-0027136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof
>
> Being a portion of the same property conveyed to LITTLE RIVER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANTHONY JAMES ROSS, of record in Instrument No 20240417-0027523, dated April 15, 2024, said Register's Office
>
> This is improved property known as 507 Highcrest Drive, Nashville, Tennessee 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 02/12/25

Little River Ventures, LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of LITTLE RIVER VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal on 02/ 12 /25

NOTARY PUBLIC

My Commission Expires 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY