Karen Johnson Davidson County
Batch# 1237792 DEEDWARR
02/14/2025 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $3,403.63
20250214-0011422

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38478-01-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $919,900.00. Affiant Subscribed and sworn to before me this 11th day of February, 2025. Notary Public My Commission Expires: 7-7-2027

ELLEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: CG Nashville, LLC 10700 Purdey Road Eden Prairie, MN 55347	**Send Tax Bills To:** Sydney S. Libsack 10700 Purdey Road Eden Prairie, MN 55347	**Tax Information:** Map and Parcel No.: 09112036600

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, **L & S Development, LLC, a limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CG Nashville, LLC, a Minnesota limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 802 A 45th Avenue N., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 11th day of February, 2025.

L & S Development, LLC, a limited liability company

BY: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of L & S Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of February, 2025.

_____
Notary Public

My Commission Expires:

7-7-2027



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 101 of Block No. 62, Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by deed dated March 29, 2021 from Milton E. Pirtle and Karen K. Pirtle, husband and wife, of record in Instrument No. 20210330-0041950, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L & S Development, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 11, 2023 from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20230911-0071204, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 09112036600.
2. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
3. Notice of Completion filed of record in Instrument No. 20241121-0090863, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 an authenticated according to law on February 11, 2025 (date of document).

Affiant Signature

2-14-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027