Karen Johnson Davidson County
Batch# 1237983 DEEDWARR
02/18/2025 09:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250218-0011669

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $500,000.00Affiant Subscribed and sworn to before me This 13th day of February 2025. TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Shahil Properties **1008 Island Brook Drive** **Hendersonville, TN 37075**	New Owner	072-07-0-274.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RiverMax, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Shahil Properties LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), Grantee' successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being the westerly 100 feet of Lot No. 71 of Block D on the map of a proposed Subdivision of R. W. Dudley's 50

acre tract, described according to survey dated October 14, 1913, by Eric Drake, Surveyor as follows:

Beginning at a point on the northerly margin of Williams Ferry Road (now McGavock Pike) 185 feet east of the easterly margin of Riverside Boulevard (now Riverside Drive), said point being the northeast corner of said Williams Ferry Road (now McGavock Pike) and an alley; thence with the northerly margin of Williams Ferry Road (now McGavock Pike) eastwardly 100 feet to a point 15 feet west of the corner of lots Nos. 71 and 72; thence northwardly and parallel with the line between lots Nos. 71 and 72, 160 feet, more or less to the southerly margin of an alley; thence with the curve of said alley in a southwesterly direction to the beginning.

Being the same property conveyed to Daniel Z. Heller, an unmarried man by Warranty Deed from Mary Catherine Baldinger Beehan, an unmarried woman of record in Instrument No. 20020926-0117567 Register's Office for Davidson County, Tennessee, dated September 24, 2002 and recorded on September 26, 2002.

Being the same property conveyed to RiverMax, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Daniel Z. Heller of record in Instrument No. 20240327-0021387 Register's Office for Davidson County, Tennessee, dated February 29, 2024 and recorded on March 27, 2024.

This is an improved real property commonly known as 1411 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property, or other statutory martial rights, if any, of the spouse of any individual insured. .

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

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

Witness my hand this 13th day of February 2025.

Grantors:
RiverMax, LLC

By: Daniel Z. Heller, as Member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Daniel Z. Heller, Member for RiverMax, LLC, 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 for RiverMax, LLC, and as such Member acknowledged that he is authorized to execute the foregoing instrument on behalf of RiverMax, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name Daniel Z. Heller as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of February, 2025.

Notary Public

My Commission Expires: 11/3/2025

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 February 13, 2025.

Affiant Signature

17th day of February, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028