WARRANTY DEED

Karen Johnson Davidson County
Batch # 1242748 DEEDWARR
03/04/2025 09 29 04 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20250304-0015962

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SFB Ventures, LLC & Black Bear Holdings, LLC	SAME AS NEW OWNER	08116029200
(NAME) 920 B Virginia Avenue	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Keith Caldwell, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SFB Ventures, LLC. a limited liability company as to 53% undivided interest in the whole and Black Bear Holdings, LLC, a Tennessee limited liability company, as to 47% undivided interest in the whole, totaling 100% interest in the whole,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee and being the Southerly part of Lot No. 18 in the Town of McGavock of record in Book 21, Page 23, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

SAID southerly part of Lot No. 18 fronts 50 feet on the Northerly side of Rev. Dr. Enoch James Blvd. (Formerly Madison Street) and runs back between lines 64.1 feet on the Easterly line and 68 feet on the Westerly line, to a dead line, measuring 50 feet, more or less, on said line.

Being the same property conveyed to Keith E. Caldwell, unmarried, by virtue of that certain Warranty Deed dated April 30, 2008, and being of record at Instrument No. 20080502-0045147 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1010 Rev Dr Enoch Jones Blvd Nashville, TN 37208
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 28 day of February, 2025

Keith Caldwell

Keith Caldwell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Keith Caldwell** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of February, 2025.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028