BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $940,000 00

Karen Johnson Davidson County
Batch # 1248900 DEEDWARR
03/21/2025 09 34 24 AM 2 pgs
Fees $13 00 Taxes $3,478 00
20250321-0021048

Affiant

Subscribed and sworn before me this the 17th day of March, 2025

Notary Public
My commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Scott J Cohen and Linda Howarth Cohen 5311 B Indiana Ave Nashville, TN 37209	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	091-11-0 463 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, a Tennessee limited liability company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott J Cohen and Linda Howarth Cohen, Husband and Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 1222, Block 188, as shown on the map entitled Extension ofPlan No 1, West Nashville, of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being part of the same property conveyed to Midtown Realty, LLC, a Tennessee limited liability company, by deed dated 06/25/2024, from Progressive Development, LLC, a Tennessee limited liability company, of record in nstrument No 20240626-0047818, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 5311 B Indiana Ave , Nashville, TN 37209

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 17th day of March, 2025

Midtown Realty, LLC

BY _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such member

Witness my hand and official seal this 17th day of March, 2025

My commission expires
9-2-26

_____
Notary Public

