Karen Johnson Davidson County
Batch# 1249419 DEEDWARR
03/24/2025 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20250324-0021720

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249953** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2025. Notary Public My Commission Expires: 11/22/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
EverRock Development, LLC 1313 53rd Avenue North Nashville TN 37209	New Owner	Tax Parcel ID No. 091-07-0-069.00

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, **Harris Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EverRock Development, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit: Being the southerly 50 feet of Lots Nos. 1118, 1120, 1122 and 1124 of Block 19 Plat No. 2, West Nashville as shown on plat of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of lots front 50 feet on the east side of 53rd Avenue, North and extends back between parallel lines 100 feet to a dead line.

TOGETHER with Land in Davidson County, Tennessee, being the easterly 50 feet of Fifty Third Avenue North closed by Bill No. 080-348 and Ordinance No. BL2019-1484 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to 53rd Ave, LLC, a Tennessee limited liability company by Quitclaim Deed from E.L. Construction, LLC dated January 8, 2021 and filed of record in Instrument No. 20210112-0005578, as corrected in Instrument No. 20210326-0040400, said Register's Office.

Being a portion of the same property conveyed to Music City Holdings, LLC, by Warranty Deed from 53rd Ave, LLC, filed of record in Instrument No. 20211118-0153585, said Register's Office, as affected by Scrivener's Affidavit of Preparation of Warranty Deed, of record as Instrument No. 20231109-0087578, said Register's Office.

BEING a portion of the same property conveyed to Harris Properties LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated November 9, 2021 and filed of record as Instrument No. 20211129-0156857, said Register's Office, as affected by Scrivener's Affidavit of Preparation of Warranty Deed, of record as Instrument No. 20231109-0087581, said Register's Office. See also Quitclaim Deed of record as Instrument No. 20250227-0014531, from 53rd Ave LLC, to Harris Properties LLC, which deed corrected a previous erroneous conveyance; as affected by Scrivener's Affidavit of record as Instrument No. 20250305-0016455, said Register's Office. 53rd Ave LLC and 53rd Avenue LLC are one and the same entity.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-07-0-069.00.

Matters shown on the Plan of record in Plat Book 57, page 172, said Register's Office.

Easements as retained in Ordinance No. 080-348, Metropolitan Clerk's Office, Nashville, Tennessee.

Matters set out in Ordinance No. BL2019-1484, Metropolitan Clerk's Office, Nashville, Tennessee.

This is improved property located at 1313 53rd Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of March, 2025.

Harris Properties, LLC

_____, Member
By: Allen Chadwick Harris, Member

_____
By: Marianne Wilson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris and Marianne Wilson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the authorized members (or other officer authorized to execute the instrument) of Harris Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 19th day of March, 2025.

_____
Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 03/19/2025 (date of document).

Jami K Averwater

Affiant Signature

03/24/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.19.2028

ORA KELLER NYHUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 08/19/2028
COUNTY OF RUTHERFORD