Karen Johnson
Batch # 1251474
03/24/2025 03 18 30 PM
Fees $13 00 Taxes $6,937 50

Davidson County
DEEDWARR
2 pgs

20250324-0022022

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Goscombe, Trustee of the 2225 11th Avenue South Trust dated October 28, 2013**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gunkhole Investments, LLC, a North Carolina limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of a lot marked two acres and 89 Poles on the W.L.B. Lawrence Plan of lots, of record in Book 21, Page 148, in the Register's Office for Davidson County, Tennessee: being Lot No. 9 on the unrecorded plan of T.O. Tune's Subdivision, more particularly described as follows:

Beginning on the Westerly margin of 11th Avenue, South, extended formerly Bertie Avenue, at a point 604 feet South of the Southerly margin of Lawrence Avenue, said point being the Southeast corner of Lot No. 10 on the Duckworth Plan of Lots; thence with the Southerly line of Lot 10 westwardly 106 feet to the Southwest corner of said Lot No. 10, continuing in the same direction 74.7 feet in all 180.7 feet to the Easterly margin of a proposed alley; thence with said proposed alley Southwardly 50 feet to the dividing line between lots 9 and 10 on said Tune subdivision; thence with the line between said lots Eastwardly 186.7 feet to the Westerly margin of 11th Avenue, South; thence with said Avenue Northwardly 50 feet to the beginning.

Being the same property conveyed to Louise M. Taylor, Trustee of the 2225 11th Avenue South Trust, by Warranty deed from Jonathan Paul Gillette, unmarried of record in Instrument No. 20131031-0113278, in the Register's Office for Davidson County, Tennessee. dated October 31, 2013 and recorded on October 31, 2013,

Being the same property conveyed to Daniel Goscombe, a Tennessee resident, Successor Trustee of the 2225 11th Avenue South Trust by Quitclaim Deed from Louise M. Taylor, a Tennessee resident, Trustee of the 2225 11th Avenue South Trust of record in Instrument No. 20211123-0155346 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on November 23, 2021. Resignation of Trustee Designation and Acceptance is recorded in Instrument 20211123-0155347 on November 23, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2225 11th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Gunkhole Investments, LLC **2225 11th Avenue South** **Nashville, TN 37204**	NEW OWNER	**105-13-0-220.00**

WITNESS THE EXECUTION HEREOF this 21st day of March, 2025.

2225 11th Avenue South Trust dated October 28, 2013

Trustee

By: Daniel Goscombe, Trustee

State of Tennessee)
County of Davidson)

On this 21st day of March, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Daniel Goscombe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of the maker, 2225 11th Avenue South Trust dated October 28, 2013, that he is authorized by the maker to execute this instrument, and that ~~he has executed~~ this instrument on behalf of 2225 11th Avenue South Trust dated October 28, 2013, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,875,000.00.**

Affiant

Sworn and subscribed before me on this the ~~21st~~ day of March, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON