Karen Johnson Davidson County
Batch# 1257196 DEEDWARR
04/07/2025 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250407-0026288

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $650,000.00 Affiant Subscribed and sworn to before me This 7th day of April, 2025. Notary Public My Commission Expires: 1-24-29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
ENA-LEO, LLC **1400 Rosa L. Parks Blvd,** **Apt. 232** **Nashville, TN 37208**	**New Owner**	**10503005700**

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

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, **The Biederman Family Trust** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **ENA-LEO, LLC** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

The northerly 30 feet of Lot No. 33 in Isaac Paul's Elysian Grove plan of lots as of record in Plat Book No. 1, Page 134 Chancery Court and Nashville. Said part of Lot No. 33 fronts 30 feet on the easterly side of Third Avenue South, formerly college Street and runs back between parallel lines, 135 feet, more or less, to an alley.

Being the same property conveyed to the Biederman Family Trust, by Quitclaim Deed from Charles Biederman, of record in Instrument No. 2015128-0123680.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and Subsequent years, a lien not yet due and payable. Taxes for the year 2024 were paid in the amount of $12,920.78. map&Parcel 1503005700.
4. Subject to all matters on Plat Book 1, Page 134, said Register's Office.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have 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 lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 7th day of April, 2025.

Grantors:

The Biederman Family Trust

Kelly Biederman — 4/7/25

By: Kelly Biederman **Date**

Title: Co- Trustee

4-7-25

By: Daniel Charles Biederman, **Date**
Title: Co- Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Kelly Biederman, Co-Trustee for The Biederman Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee for The Biederman Family Trust, and as such Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of The Biederman Family Trust, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name Kelly Biederman as Co-Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Daniel Charles Biederman, Co-Trustee for The Biederman Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee for The Biederman Family Trust, and as such Partner acknowledged that he is authorized to execute the foregoing instrument on behalf of The Biederman Family Trust, the within named bargainor, and that he as such Partner, executed the foregoing instrument for the purpose therein contained, by signing the name Daniel Charles Biederman as Co-Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of April, 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Certificate of Authenticity

I, Robert J. Notestine III, 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 April 7, 2025.

AFFIANT SIGNATURE

April 7, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 7th day of April, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

