Box 10-B

Karen Johnson
Batch # 1262984
04/22/2025 09 46 51 AM
Fees $13 00 Taxes $1,091 50

20250422-0030569

Davidson County
DEEDWARR
2 pgs

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF **APRIL, 2025**

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PUTNAM PARTNERSHIP	**SAME**	**052-01-0-243.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

+WARRANTY DEED

FOR AND IN 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, **WE, WESTCHESTER PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORSAND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 6 and the North Twelve and one-half (12 5) feet of Lot No 5 in Block "A", as shown on the map entitled Madison Park Subdivision, of record as Plat Book 843, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot fronting sixty two and one-half (62.5) feet on the west of Oakdell Street and running backward in a westerly direction one hundred fifty (150) feet to a dead line, be the same more or less

Being the same property conveyed to COORDINATION PLUS, LLC, by deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record as Instrument No. 20111018-0080798, dated October 17, 2011, said Register's Office.

Further being the same property conveyed to PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from COORDINATION PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No 20111018-0080799, dated October 17, 2011, said Register's Office.

Further being the same property conveyed to COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST AND BIRCH CREEK PROPERTIES, LLC A TENNESSEE LIMITED COMPANY, A ONE-HALF UNDIVIDED INTEREST, by quitclaim deed from PUTNAM PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No 20120703-0058265, dated June 20, 2012 said Register's Office.

Further being the same property conveyed to WESTCHESTER PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from COLSON SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BIRCH CREEK PROPERTIES, LLC A TENNESSEE LIMITED COMPANY, of record as Instrument No. 20230815-0063438, dated August 14, 2023 said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book, 843, page 75 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **762 OAKDELL AVENUE, MADISON, TN 37115**
(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, 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 our hands this 18th day of APRIL, 2025.

WESTCHESTER PARTNERS, GP
A Tennessee Limited General Partner

By: David Vernich, Authorized Agent

By: Virginia N. Pitts, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DAVID VERNICH and VIRGINIA PITTS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Authorized Agents of **WESTCHESTER PARTNERS, GP,** the within-named bargainor, a Tennessee General Partnership, and that they as such Authorized Agents, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **WESTCHESTER PARTNERS, GP,** by themselves as such Authorized Agents.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2025

My Commission expires: March 3, 2026

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON