This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Carson Developments, LLC
PO Box 59403
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 1267286 DEEDWARR
05/01/2025 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $8,880.00
20250501-0033617

MAP **106-05-0-090.00, 098.00,099.0, 100.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Wells and wife, Linda Wells,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Carson Developments, LLC**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract One (81 Polk Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009000):
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kenaum Subdivision, of record in Plat Book 8250, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tract Two (24 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009800):
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of A. M. Brown Lands of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tract Three (26 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009900):
Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of A. M. Brown Lands of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tracts One, Two and Three being the same property conveyed to Linda A. Kenaum and Robert Wells, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Cheryl G. Roberson, of record in Instrument No. 20000705-0066278, in the Register's Office for Davidson County, Tennessee, dated June 29, 2000, and recorded on July 5, 2000. Linda A. Kenaum is now known as Linda A. Wells.

Tract Four (28 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605010000):
Being Lot No. 29 on the Plan of A. M. Brown's Land, of record in Plat Book 57, Page 126, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract Four being part of the same property conveyed to Robert Wells and wife, Linda Wells, by Warranty Deed from Timothy R. Puckett and wife, Vycki C. Puckett, of record in Instrument No. 20030502- 0058696, in the Register's Office for Davidson County, Tennessee, dated April 7, 2003, and recorded on May 2, 2003.

Taxes for the current year have been settled between the parties. This conveyance is also made subject all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises and items shown on the Attached Survey as Exhibit A.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of April, 2025.

Robert Wells

Linda A. Kenaum now known as
Linda Wells

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Robert Wells and Linda A. Kenaum, now known as Linda Wells, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2025.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $2,400,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th
day of April, 2025.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2027

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 30, 2025

Affiant Signature Date 4/30/25

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 30 th day of April, 2025,

Notary Public
My Commission Expires:

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Survey - Exhibit A

GENERAL NOTES

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TOPOGRAPHIC FACTORS.
2. ALL BEARINGS ARE BASED ON GRID NORTH. REFER TO COUNTY TAX MAP 60-5
3. UTILITIES WERE BOTH PLOTTED FROM SURFACE EVIDENCE FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN. THE CONTRACTOR IS TO CONTACT UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY BEFORE CONSTRUCTION.
4. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN.
5. THIS PROPERTY IS ZONED IWD
6. PRESENT SETBACKS ARE TO BE DETERMINED BY METRO ZONING REGULATIONS.

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:
Three certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract One (81 Polk Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009000):
Lot No. 1 on the Plan of A. M. Brown Lands, of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tract Two (24 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009800):
Lot No. 28 on the Plan of A. M. Brown Lands, of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tract Three (26 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605009900):
Lot No. 27 on the Plan of A. M. Brown Lands, of record in Plat Book 57, Page 126, as amended by Metro Ordinance (record #91-1619) to close alley, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Tract Four (28 Cleveland Avenue, Nashville, Tennessee 37210/Tax Map Parcel 10605010000):
Lot No. 2 on the Plan of A. M. Brown's Land, of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Robert Wells and wife, Linda Wells, by Warranty Deed from Timothy R. Puckett and wife, Vydi C. Puckett, of record in Instrument No. 20030620-0056868, in the Register's Office for Davidson County, Tennessee, dated April 7, 2003, and recorded on May 2, 2003.

10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF KENAUM SUBDIVISION, as recorded in Plat Book 8250, Page 53 (as to Tract One).
11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF A. M. BROWN LANDS, as recorded in Plat Book 57, Page 126, as amended by Ordinance (record #91-1619) to close alley (as to Tracts Two, Three and Four).
12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Sewers, of record in Book 3794, Page 831.
AS SHOWN.
13. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, of record in Book 5218, Page 590.
AS SHOWN
14. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, of record in Book 5218, Page 610.
AS SHOWN

SURVEYOR'S CERTIFICATE

Brokers Escrow Services, Inc. and
First American Title Insurance Co., Inc.,

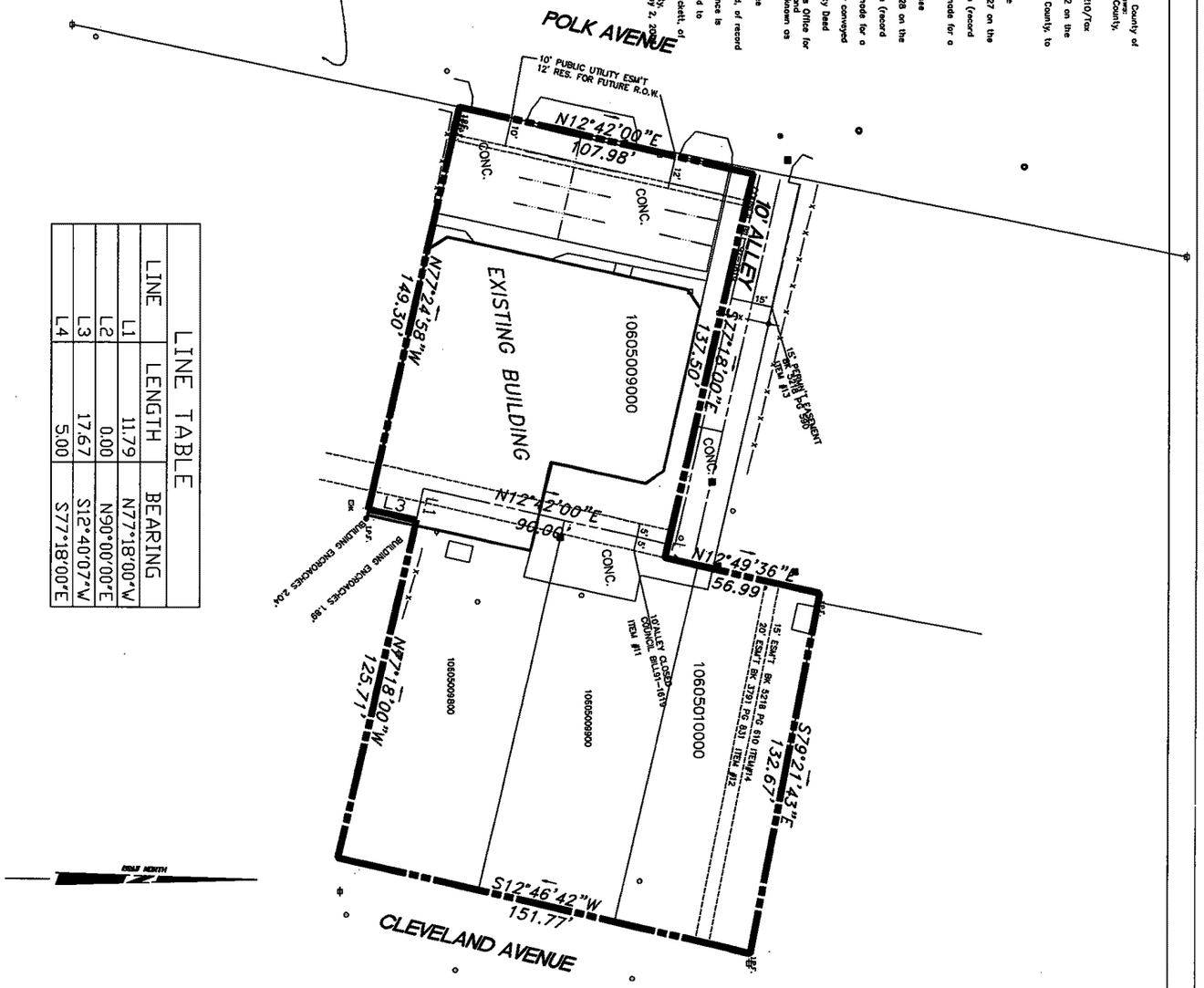
I HEREBY CERTIFY that this survey is ALTA ASBUILT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE AND UNDER THE AUTHORITY OF TCA 62-18-126 FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1/10,000.

PHILLIP E. HOLT
REGISTERED LAND SURVEYOR
TENNESSEE
2196

Commitment Number: 2040-6506788
Issuing Office File Number: 81 Polk Ave.
Property Address: 81 Polk Ave, 24 Cleveland Ave, 26 Cleveland Ave, Nashville, TN 37210

LEGEND

GAS METER	G
GAS VALVE	GV
WATER VALVE	WV
WATER METER	WM
FIRE HYDRANT	FH
PK. NAIL FOUND	PKF.
IRON PIN FOUND	IPF.
CLEAN-OUT	CO
SIGN POST	SP
UTILITY POLE	UP
LIGHT POLE	LP
EDGE OF PAVE.	EOP
EDGE OF CONC.	EOC
SETBACK LINE	SBL
MAIL	M
WATER LINE	W
SEWER LINE	S
GAS LINE	G
STORM SEWER	ST
OVERHEAD LINE	OH



LINE TABLE		
LINE	LENGTH	BEARING
L1	11.79	N77°18'00"W
L2	0.00	N90°00'00"E
L3	17.67	S12°40'07"W
L4	5.00	S77°18'00"E

DATE OF SURVEY: 04/17/25	ALTA ASBUILT SURVEY
REVISION	POLK AVENUE AND CLEVELAND AVENUE PROPERTIES
	NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DRAWN BY: peh2	
FILE NUMBER 25001	

VOLUNTEER LAND SURVEYING SERVICES
100 HIGH STREET #335, ALEXANDRIA, TENNESSEE 37012
615-504-5588 pholmes@volunteersurveying.com