WARRANTY DEED

Karen Johnson Davidson County
Batch# 1267422 DEEDWARR
05/01/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250501-0033803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/15/2028

(AFFIX SEAL)

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shovel Ready, LLC	Nell Queen	
(NAME)	(NAME)	105-14-0-009.00
210 12th Ave S.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **TN43 HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHOVEL READY, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 part of Lot No. 76 on the Map of Waverly Place of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee and being described as follows:

Beginning on the Easterly margin of Kirkman Avenue (now Douglas Avenue) at the corner of an alley being the Northeast corner of said Lot No. 76: thence with the Easterly margin of said avenue Southwesterly 160.6 feet to the Easterly margin of another alley; thence with the Easterly margin of another alley; thence with the Easterly margin of said alley in a Southeasterly direction 349.5 feet to the Westerly margin of the first mentioned alley; thence with said margin northwesterly 379.5 feet to the point of beginning.

Included in the above description, but expressly Excluded from this conveyance is that portion of the above described Lot No. 76 identified by the Metro Map System as Map 105-14, Parcel 8, which said property heretofore has been conveyed out of the above described property in Book 589, Page 385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Caron L. Petersen, an unmarried person by Deed from Jeffrey L. Mckay, unmarried of record in Book 7331, page 140, Register's Office for Davidson County, Tennessee, dated August 17, 1987 and recorded on August 20, 1987.

Being the same property conveyed to TN43 Holdings, LLC by Warranty Deed of record in Instrument No. 20250501-0033810 **, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-643

unimproved
This is improved x property, known as 909 S. Douglas Avenue, Nashville, TN 37204

(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, unless otherwise herein set out; 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 my hand this 28th day of April, 2025

TN43 HOLDINGS, LLC

BY: _____

MICHAEL HULL, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Hull, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of TN43 Holdings, LLC, and that he as such Member of TN43 Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of TN43 Holdings, LLC.

Witness my hand and official seal this 28th day of April, 2025.

Commission expires:

_____

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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Certificate of Authenticity

I, Joshua A. Terry, 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 4/28/25.

Affiant Signature – Joshua A. Terry

5/1/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29