NEW OWNER:
ARTEMIS HOUSE TRUST
DATED APRIL 30, 2025
3100 WEST END AVENUE, STE 1200
NASHVILLE, TN 37203

SEND TAX BILLS TO:
PINNACLE BANK, A TENNESSEE BANK
150 3RD AVENUE S, STE 900
NASHVILLE, TN 37201

Map & Parcel
092130192.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 25-0480

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1269716 DEEDWARR
05/07/2025 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20250507-0035512

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million and 00/100 Dollars ($2,000,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JEFFREY MOBLEY, TRUSTEE OF THE ARTEMIS HOUSE TRUST DATED APRIL 30, 2025,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in DAVIDSON County, Tennessee, being the North 75 feet of Lot Nos. 6 and 7, Block 16, on the Plan of Charlotte Park, 2nd Addition to Nashville, as shown of record in Plat Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Northerly 75 feet of Lot Nos. 6 and 7 front together 75 feet on the Easterly side of 35 Avenue North, formerly Woodfin, and runs back between parallel lines with the South side of an alley 100 feet.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Sara Rosson aka Sara L. Rosson, married, dated April 14, 2022, and of record in Instrument No. 20220420-0045846, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **318 35TH AVENUE NORTH, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 160 and 161, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of May, 2025.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 5th day of May, 2025.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$2,000,000.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of May, 2025.

NOTARY PUBLIC

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 5 day of May, 2025.

Affiant Signature
Date 5.5.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027