Karen Johnson Davidson County
Batch# 1277232 DEEDWARR
05/23/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20250523-0040884

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8536-WE

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,250,000.00.

Carol A Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodruff Baum and Heather Garcia	owners	
5000 Dakota Avenue		091-15-0-236-00
Nashville, TN 37209		
(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, WE, **Short Family Farm, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woodruff Baum and Heather Garcia, husband and wife,**

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, State of Tennessee, being a non- numbered lot depicted as Part of Block No.17, on the Map of Realty Savings Bank and Trust Company' s West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register' s Office for said County.

Said non-numbered Lot as part of the said Block 17 consists of the Easterly 60 feet of Block 17 on the Map of Realty Saving Bank and Trust Company's West Extension of Charlotte Park Company's First Additions, fronting 60 feet along the Northerly line of Dakota Avenue (formerly Fourth Avenue) and runs back 150 feet between parallel line along 50 th Avenue North (formerly Ninth Street) in a Northerly direction to an alley at the rear, measuring 60 feet thereon.

Being the same property conveyed to Short Family Farm, LLC, a Tennessee limited liability company by Warranty Deed from Grisham Home Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20231213-0095852 Register's Office for Davidson County, Tennessee, dated December 12, 2023 and recorded on December 13, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **5000 Dakota Avenue, Nashville, TN 37209**

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 our hands this the 22nd day of May, 2025.

Short Family Farm, LLC

BY: Authorized Agent
Cara Rasnic, Authorized Agent

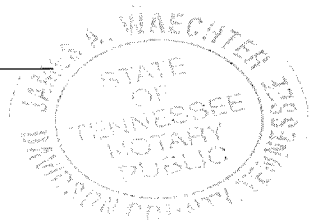
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Cara Rasnic,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of **Short Family Farm, LLC** the within named bargainor, a limited liability company, and that she has executed the within instrument for the purposes stated therein by signing the name of the limited liability company by herself as its Authorized Agent.

Witness my hand and official seal this the 22nd day of May,2025.

Notary Public

my commission expires: 11-8-27



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/22/25.

Date

Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 25.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

