THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8384-WE	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 740,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 2025. Georgette R Kennedy Notary Public MY COMMISSION EXPIRES: 11-08-28 (AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1279963 DEEDWARR
05/30/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20250530-0042723

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Main Street Properties, LLC		
803 Inverness Avenue	NEW OWNER	118-02-0-069.00
Nashville, TN 37204		
(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, **Edgehill Real Estate Holdings**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Main Street Properties, LLC., a Tennessee limited liability company**

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, and further described as follows:

Being the Easterly 40 feet of Lot No. 1 on the Plan of R. A. Coleman's Subdivision of certain lots in the Thornton Tract, of record in Plat Book 547, Page 108, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Said Part of Lot No. 1 fronts 40 feet on the Southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the Northerly line of the Berry Land.

Being the same property conveyed to Andrew Terrell and Daniel Terrell, both unmarried, as joint tenants with right of survivorship by Warranty Deed from William R. Hostettler, married of record in Instrument No. 20100618-0047811 Register's Office for Davidson County, Tennessee, dated June 14, 2010 and recorded on June 18, 2010.

Being the same property conveyed to Edgehill Real Estate Holdings by Quitclaim Deed from Andrew Terrell and Daniel Terrell of record in Instrument No. 20150120-0005190 Register's Office for Davidson County, Tennessee, dated January 01, 2015 and recorded on January 20, 2015.

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 __ unimproved _X_ improved property known as **801 A Inverness Avenue, Nashville, TN 37204**

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 30 day of May, 2025.

Edgehill Real Estate Holdings

BY: Andrew Terrell
Andrew Terrell
Its: General Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared **Andrew Terrell,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **General Partner** of the maker, **Edgehill Real Estate Holdings** , and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 30 day of May, 2025.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

_____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 May 30, 2025.

Affiant
Date: 5/30/2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of May, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY