Karen Johnson Davidson County
Batch# 1280565 DEEDWARR
06/02/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250602-0043170

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Carmen Coats Affiant Subscribed and sworn to before me, this 23 day of May 2025. Notary Public My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: BDG Partners, LLC 940 Archer Street, Nashville, TN 37203	Send Tax Bills to: New Owner 3990 Hillsboro Pike, Ste. 320, Nashville, TN 37215	Tax Parcel ID No. 105-01-0-624

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LF FARM LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BDG PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled New Hope Subdivision, of record in Plat Book 6900, page 996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LF Farm LLC, a Tennessee Limited Liability Company by Deed dated October 28, 2021 from Archer Street, LLC, a Tennessee Limited Liability Company, recorded November 9, 2021, in Instrument Number 202111090149350, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **940 Archer Street, Nashville, TN 37203**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of May 2025.

LF FARM, LLC

By: _____

TODD W. ~~BALDREE~~, MANAGING MEMBER

STATE OF SC)
)
COUNTY OF Berkeley)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **TODD W. BALDREE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **MANAGING MEMBER** of **LF FARM, LLC,** the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21 day of May 2025.

Kendall H. Bennett

Notary Public

My commission expires: 1/31/34

KENDALL H. BENNETT
My Commission Expires
NOTARY PUBLIC
01-31-2034
STATE OF SOUTH CAROLINA

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 23. 2025.

Affiant Signature

2nd day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028