BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1280718
06/03/2025 09 20 44 AM
Fees $13 00 Taxes $1,443 00

Davidson County
DEEDWARR
2 pgs

20250603-0043380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
Cleveland Park Group, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	
1512 Beechwood Avenue		082 03 0 233 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **M & S OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLEVELAND PARK GROUP, 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, being the South 40 feet of Lot No. 48 and the North 10 feet of Lot No. 47 on the Plan of THE BENEDICT LAND CO'S SUBDIVISION OF THE LINDSLEY TRACT of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, and being more fully described according to survey by John Kohl dated October 1, 1976, as follows:

Said lot fronts the Westerly margin of Meridian Street 50 feet and runs back between parallel lines which measure 137 ½ feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to M & S Oz fund, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Vaca, Jr, an unmarried man, of record in Instrument No. 20201223-0152838, in the Register's Office of Davidson County, Tennessee, dated December 21, 2020, and recorded on December 23, 2020.

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.

unimproved _
This is improved x property, known as 1002 Meridian St , Nashville, TN 37207
(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 30 day of May, 2025

M & S OZ FUND, LLC, A TENNESSE LIMITED LIABILITY COMPANY

BY: _____

CHRIS C DAWSON, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris C. Dawson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of M & S Oz Fund, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company and that he as such sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

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

Commission expires

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

_____
Notary Public

MO2025-732