Karen Johnson Davidson County
Batch# 1288115 DEEDWARR
06/20/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20250620-0048494

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$725,000.00**

Subscribed and sworn to before me this 13 day of June, 2025.

Notary Public **Affiant**

My Commission Expires: 8/1/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bison Properties, LLC & **126 Shorecrest Circle** **Hendersonville, TN 37075**	Same as New Owner	**072-09-3N-002.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ESW of TN, LLC, a Tennessee Limited Liability Company** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Bison Properties, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of NineHundredOne Spain Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220405-0039249, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to ESW of TN, LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20211118-0153598 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 18, 2021.

This is improved property known as: 2808 Gear Street, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 13 of June, 2025.

ESW of TN, LLC, a Tennessee Limited Liability Company

By: Jonathan A. Arbuckle, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, Devin F. Park, a Notary Public of the State and county mentioned, personally appeared **Jonathan A. Arbuckle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Member** (or other officer authorized to execute the instrument) of **ESW of TN, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a Tennessee Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as a **Member** (or other authorized officer).

Witness my hand, at Goodlettsville, Tennessee, this 13 day of June, 2025.

Notary Public

My commission expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 6/13/2025 [DATE].

AFFIANT SIGNATURE

6/13/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 13th day of June, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

