Karen Johnson Davidson County
Batch# 1297802 DEEDWARR
07/15/2025 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20250715-0055683

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,400,000.00 Affiant Subscribed and sworn to before me, this the 11th day of July, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DVD TRUST dated June 27, 2025	New Owner(s)	105 07 0 146.00
1302A Pillow Street		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **1302 PILLOW STREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALEB SEE, TRUSTEE OF THE DVD TRUST DATED JUNE 27, 2025**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 South 40 feet of Lot No. 7 of Block "D" on the Plan of Subdivision of Blocks A and D, Merritt Property of record in Plat Book 421, Page 153, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 7 fronts 40 feet on the East side of Pillow Street, and runs back between lines 185 feet to the West line of an alley on which it measures 35 feet, 3 inches.

BEING a portion of the same property conveyed by Warranty Deed from Abrahim Darbashi and Jamal Darbashi to Jonathan Vick, recorded August 10, 2020, as Instrument No. 20200810-0088905 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quit Claim Deed from Jonathan Vick, a married man to Ivy Arnold Vick and Jonathan Vick, wife and husband and Peter Connerth, an unmarried man, recorded March 2, 2021, as Instrument No. 20210302-0026726 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quit Claim Deed from Ivy Arnold Vick and Jonathan Vick, wife and husband and Peter Connerth, an unmarried man to 1302 Pillow Street, LLC, a Tennessee limited liability company, recorded March 8, 2021, as Instrument No. 20210308-0029764 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1302A Pillow Street, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of July, 2025.

1302 Pillow Street, LLC, a Tennessee Limited Liability Company

By:_____
Jonathan Vick, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Vick, Managing Member, 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 1302 Pillow Street, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of July, 2025.

_____
Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 July 11. 2025.

Affiant Signature

15th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 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