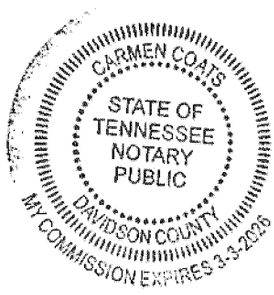
Karen Johnson Davidson County
Batch# 1302677 DEEDWARR
07/25/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20250725-0059084

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 21st 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:
Aspen and Ash LLC	New Owner(s)	105-07-0-145.00
8437 Forest Haven Court		
Parker, CO 80134		

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 **ASPEN AND ASH LLC, A COLORADO LIMITED LIABILITY COMPANY**, 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 Lot No. 8 of Block "D" on the Subdivision of Blocks A and D, Merritt Property, as of record in Book 421, page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the East side of Pillow Street and runs back between parallel lines 185 feet on the North line and 184 feet, 6 inches on the South line to an alley, and measures 50 feet thereon.

Included, but excluded are those lands conveyed to The Metropolitan Government of Nashville and Davidson County, it's successor and assigns forever, a public right of way as set forth in Agreement for Dedication of Public Right of Way filed in Instrument No. 20240322-0020084, Instrument No. 20240322-0020085, Instrument No. 20240703-0050333, and Instrument No. 20240703-0050334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Vick by Warranty Deed from Abrahim Darbashi and Jamal Darbashi of record in Instrument No. 20200810-0088905 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 10, 2020.

Being the same property conveyed to Ivy Arnold Vick and Jonathan Vick, wife and husband, and Peter Connerth, an unmarried man by Quitclaim Deed from Jonathan Vick, a married man of record in Instrument No. 20210302-0026726 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

Being a portion of the same property conveyed to 1302 Pillow Street, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ivy Arnold Vick and Jonathan Vick, wife and husband, and Peter Connerth, an unmarried man of record in Instrument No. 20210308-0029764 Register's Office for Davidson County, Tennessee, dated March 03, 2021 and recorded on March 08, 2021.

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 1302B 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 21st 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 18th day of July, 2025.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

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 21. 2025.

Affiant Signature

25th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

