2025-1664-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302778 DEEDWARR
07/28/2025 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20250728-0059208

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$200,000.00.**

Affiant

Subscribed and sworn to before me this 23 day of July, 2025

Notary Public

My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B15, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Innovations, LLC	Innovations LLC	043-13-0-396
545 East Old Blvd	545 East Old Hickory Blvd	
Nashville, TN 37115	Nashville, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Blue Hole Investors, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Innovations, LLC, a Tennessee Limited Liability Company**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property 1:

LAND in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Block "A", Forrest Park Acreage Tracts, of record in Book 6200, Page 795, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Blue Hole Investors, LLC by Deed dated August 4, 2015 from Lonnie Ray Jones and Heath R. Connell, of record in Instrument Number 20150807-0078782, as corrected in Instrument Number 20220622-0071387, Register's Office for Davidson County, Tennessee.

Property known as 223 Forest Park Road, Madison, TN 37115.

Property 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

502 Old Hickory Boulevard, Madison, Tennessee, is located on the southern side of Old Hickory Boulevard 50 feet East of Forest Park Road. It is legally described as being Lot No. 2 of Bleck "J" on the Plan of Forest Park Subdivision in Madison, Tennessee, as of record in Book 843, Page 44, Register's Office, for said county. Said Lot No. 2 fronts 50 feet on the southerly side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line. The lot is approximately 2-3 feet below existing road elevations and slopes gently downward towards the rear property line. It is currently improved and all public utilities are available to the property.

Property known as 502 Old Hickory Boulevard, Madison, TN 37115.

Being the same property conveyed to Mauve Cherrington by Warranty Deed from Thomas Williams and wife, Vera Barrett Williams, of record in Instrument Number 20010215-0014470, Register's Office for Davidson County, Tennessee. Further conveyed to Blue Hole Investors, LLC by Quitclaim Deed dated 04/13/2013 from Mauve Cherringtan of record in Instrument Number 20120418-0032928, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 6200, Page 795, in the Register's Office of Davidson County, Tennessee. (223 Forest Park)**
3. **All matters of record on plat of record in Book 843, Page 44, in the Register's Office of Davidson County, Tennessee. (502 Old Hickory)**
4. **Subject to a Deed of Trust from Blue Hole Investors, LLC, a Tennessee Limited Liability Company to David G. Mangum, Trustee(s), securing an indebtedness to Grassland Financial Services, LLC, in the amount of $23,300.00, dated August 4, 2015 and recorded on August 7, 2015 as Instrument #20150807-0078783 in the official records of Davidson County Register of Deeds.**
5. **Subject to a Deed of Trust from Blue Hole Investors, LLC, a Tennessee Limited Liability Company to David G. Mangum, Trustee(s), securing an indebtedness to Grassland Financial Services, LLC, in the amount of $125,000.00, dated June 16, 2022 and recorded on June 27, 2022, as Instrument #20220627-0073361, along with an Assignment of Rents and Leases of record in Instrument Number 20220627-0073362, in the official records of Davidson County Register of Deeds.**
6. **Subject to a Deed of Trust from Blue Hole Investors, LLC, a Tennessee Limited Liability Company to David G. Mangum, Trustee(s), securing an indebtedness to Grassland Financial Services, LLC, in the amount of $150,000.00, dated May 5, 2023 and recorded on May 8, 2023, as Instrument #20230508-0033963, along with an Assignment of Rents and Leases of record in Instrument Number 20230508-0033964, in the official records of Davidson County Register of Deeds.**

This is improved property known as: **223 Forest Park Road, Nashville, TN 37115.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 23rd day of July, 2025.

Blue Hole Investors, LLC, a Tennessee Limited Liability Company

By: _____

Edward Cherrington, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23 day of July, 2025, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Edward Cherrington,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Blue Hole Investors, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/3/26

I, Andy Maloney, 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 **7/23/2025** (date of document).

Affiant Signature
Date **7/23/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **23** day of **July**, 20**25**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202507280059208