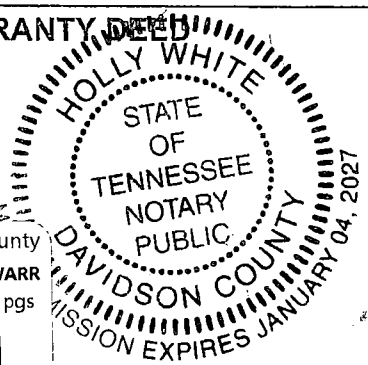
WARRANTY DEED



Karen Johnson
Batch # 1311587
08/19/2025 09:36:39 AM
Fees: $13.00 Taxes: $9,250.00
Davidson County
DEEDWARR
2 pgs
20250819-0066037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Behrooze Meymand and Carrie Meymand, Trustees of the Meymand Revocable Trust	NEW OWNER	104-01-0-275.00
(NAME)	(NAME)	
116 40th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **40 North LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Behrooze Meymand and Carrie Meymand, Trustees of the Meymand Revocable Trust,** hereinafter called the GRANTEE(S), its 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. 28 on the plan of part of West Grove Subdivision, as of record in Book 421, page 87, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to 40 North, LLC, a Tennessee Limited Liability Company by Warranty Deed from Maxwell Robert Stoffer, married, dated 10/25/2024, of record in Instrument No. 20241030-0083684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 116 40th Ave N, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of August, 2025.

40 North LLC

By: _____
Joseph Wesley Donnelly, President

By: _____
Dustin Stephen Timmons, Secretary

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph Wesley Donnelly and Dustin Stephen Timmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the President and Secretary respectively of 40 North LLC, the within named bargainor, a Tennessee Limited Liability Company, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Joseph Wesley Donnelly and Dustin Stephen Timmons,, as such President and Secretary respectively.

Witness my hand and Official seal this 18th day of August, 2025.

_____
Notary Public:
My Commission Expires: 10/11/2025

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

