WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313626 DEEDWARR
08/22/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250822-0067310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC TENNESSEE My Comm Exp. August 24, 2027 COUNTY OF BLOUNT

File No.: RES-25-1704LLP

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liberty Pike Partners, GP	New Owner	117 04 0 408.00
(NAME)	(NAME)	
P. O. Box 92167 Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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, I/WE, **MAGNESS DEVCO 1704, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LIBERTY PIKE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 62 on the Map of Belmont Terrace, of record in Plat Book 421, Page 101, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to Jayne Workman from Primrose BNA, LLC, by Warranty Deed dated November 3, 2005, recorded November 4, 2005, in Instrument No. 20051104-0134198, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Robert Workman, Trustee of The Jayne Workman Intervivos Revocable Trust, from Jayne Workman, by Quitclaim Deed dated January 26, 2024, recorded February 6, 2024, in Instrument No. 20240206-0008294, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Magness Devco 1704, GP, a Tennessee General Partnership, from Robert Workman, Trustee of The Jayne Workman Intervivos Revocable Trust by Warranty Deed of record in Instrument Number ____202508220067309_____, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1704 Primrose Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and 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), their heirs and 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.

Witness my/our hand(s) this 18th day of August, 2025.

Magness Devco 1704, GP, a Tennessee general partnership

By: _____, Attn Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Magness Devco 1704, GP the within named bargainor, a Tennessee general partnership, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the general partnership, as Authorized Agent.

Witness my hand, at office, this 18 day of August, 2025.

_____
Notary Signature
My commission expires:

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Adam LaFever, 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 August 18, 2025.

Affiant Signature

8/18/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 18 day of August, 2025.

Notary's Signature

My Commission Expires:

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-1704LLP