BOX 10-B

Karen Johnson
Batch # 1327185
09/26/2025 08 54 58 AM
Fees $13 00 Taxes $1,202 50

Davidson County
DEEDWARR
2 pgs

20250926-0076782

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CREEKWOOD PARTNERSHIP	**CREEKWOOD PARTNERSHIP C/O GRAND CANYON PROPERTIES, LLC**	**071-11-0-066.00**
(NAME) **P. O. BOX 160591**	(NAME) **P. O. BOX 160591**	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) **NASHVILLE, TN 37216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PLR PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CREEKWOOD PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 1 and the northerly 15 feet of Lot No 2 on the map of W B Dews' Subdivision of 7 acres parted off the north side of G Scruggs, deceased, land of record in Book 332, page 53, Register's Office for said County.

Said Lot No. 1 and part of Lot. No. 2 adjoin in front together 50 feet on the westerly side of Meridian Street and run back between lines with the southerly margin of Gateway Avenue, 150 feet to an alley measuring 51 feet thereon.

Being the same property conveyed to PLR Properties LLC, a Tennessee Limited Liability Company, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by deed dated April 27, 2017 of record in Instrument No. 20170427-0041671, said Register's Office

This conveyance is subject to matters shown on the plan of record in Plat Book 332, page 53 and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **1436 MERIDIAN STREET, NASHVILLE, TN 37207**
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of September, 2025

PLR PROPERTIES LLC
By: WILLIAM SIMPSON, ADMIN. MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member of **PLR PROPERTIES LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such Admin. Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **PLR PROPERTIES LLC,** by himself as such Admin Member

WITNESS my hand and seal at office, this 25th day of September, 2025

Notary Public: Lee A. Cohen

My Commission Expires. **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON