Karen Johnson Davidson County
Batch# 1333656 DEEDWARR
10/14/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $12,206.30
20251014-0081757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Georgetown Community Property Trust dated September 14, 2025	NEW OWNER	
(NAME) 620 Georgetown Drive	(NAME)	115 03 0 097.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BROADWAY BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGETOWN COMMUNITY PROPERTY TRUST DATED SEPTEMBER 14, 2025,** HEREINAFTER CALLED THE GRANTEES, 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. 135 on the Plan of BROOK MEADE, SECTION 4, as of record in Plat Book 2133, Page 93, said Register's Office.

Said Lot No. 135 fronts 121 feet on the Northerly side of Georgetown Drive and runs back between lines 338 feet to a line measuring 121.1 feet thereon.

Being a part of the same property conveyed to Broadway Building Group, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from BRG, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20250122-0005074, in the Register's Office of Davidson County, Tennessee, dated January 21, 2025, and recorded on January 22, 2025.

Being the same property conveyed to BRG, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Bars Holdings, LLC, of record in Instrument No. 20240905-0068331, in the Register's Office of Davidson County, Tennessee, dated August 30, 2024, and recorded on September 05, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 620 Georgetown Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-659

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 10th day of October, 2025

BROADWAY BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

D. DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter 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 Broadway Building Gorup, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 10th day of October, 2025.

Commission expires:

MICHELLE OSBORNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5, 2029
COUNTY OF MACON

_____
Notary Public

MO2025-659

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 October 10. 2025.

Affiant Signature

14th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028