Karen Johnson Davidson County
Batch# 1409902 DEEDWARR
04/22/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20260422-0033409



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$749,000.00** (Seven Hundred Forty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of April, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-5-2028 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: Erica Ide 1007 Antioch Pike Nashville, TN 37211	**SEND TAX BILLS TO:** New Owner	**MAP-PARCEL NUMBER:** 133-00-0-148.00

WARRANTY DEED

FOR AND IN 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, I/WE, **BLACK BEAR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ERICA IDE, A SIGNLE WOMAN** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 3 on the Plan of Map of Billy Turner Properties of record in Plat Book Instrument No. 20240805-0059531, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy D. Turner et ux Lydia L. Turner, by Warranty Deed from James L. Brittain et ux Robbie A. Brittain, of record in Book 5378, Page 731 and Re-recorded in Book 5386, Page 178, in the Register's Office of Davidson County, Tennessee, dated December 19, 1978, and recorded on December 27, 1978. The said Billy D. Turner died on August 16, 2017, leaving Lydia L. Turner as sole surviving tenant by the entirety.

Being a portion of the same property conveyed to Black Bear Holdings, LLC, a Tennessee limited liability company, by Warranty Deed from Lydia L. Turner, an unmarried person of record in Instrument No. 20240710-0051632, in the Register's Office of Davidson County, Tennessee, Dated July 9, 2024, and recorded July 10, 2024.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1007 ANTIOCH PIKE** **NASHVILLE, TN 37211**

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), 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2026047738

WITNESS, this 20th day of April, 2026

Black Bear Holdings LLC, a Tennessee limited liability company

BY: _____

Michael Slowey, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of April, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Slowey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me that he is the Sole Member of Black Bear Holdings, LLC, a Tennessee limited liability company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Black Bear Holdings, LLC by signing his name as such Sole Member.

Witness my hand and official seal on this the 20th day of April, 2026.

_____
Notary Public

Commission Expires: July 3, 2028



Certificate of Authenticity

I, Holly A Mason, 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 4/20/26.

Affiant Signature

4/20/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of April, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON