Karen Johnson Davidson County
Batch# 1411731 DEEDWARR
04/27/2026 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20260427-0036248

WARRANTY DEED

File No. MM-26-1939

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April 2026

Carmen Coats
Notary Public

MY COMMISSION EXPIRES 11/5/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fond of Books LLC	Fond of Books, LLC	
(NAME)	(NAME)	
708 PORTER RD	708 Porter Road	082-07-0-096.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Nashville, TN 37206	
(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, I/we, **824 Meridian GP, a General Partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fond of Books LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 136 on the Plan of Dr. V. S. Lindsley's Addition to Edgefield of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to 824 Meridian, GP, a General Partnership by General Warranty Deed from Jackson Zeitlin, an unmarried man of record in Instrument No. 20230413-0027315, Register's Office for Davidson County, Tennessee, dated April 12, 2023 and recorded on April 13, 2023.

This is property more commonly known as 824 Meridian Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 15th day of April, 2026.

824 Meridian GP, a Partnership

By: _____
Andrew Suzore, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Suzore, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 824 Meridian GP, a Tennessee general partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of 824 Meridian GP, as Authorized Agent of 824 Meridian GP, a Tennessee general partnership, for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2026.

_____
Notary Signature
My commission expires:



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 April 15. 2026

Affiant Signature

21st day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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

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