Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hillsboro Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1453103
08/03/2026 09:41:05 AM
Fees: $13.00 Taxes: $11,470.00

20260803-0070996

Davidson County
DEEDWARR
2 pgs

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: RES-26-4204

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
Elmer-Miller Family Trust 2023	Elmer-Miller Family Trust 2023	091 16 0 261.00
(NAME)	(NAME)	
4204 Dakota Avenue Nashville, TN 37209	3003 Blakemore Avenue Nashville, TN 37212	
(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, **LIBERTY PIKE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ELMER-MILLER FAMILY TRUST 2023**, 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 No. 105 and the westerly 11 feet of Lot No. 103, of Block 4, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 and part of Lot No. 103 front together 31 feet on the northerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Liberty Pike Partners, a Tennessee general partnership, from Sonnie E. Potts, unmarried, by Warranty Deed dated July 31, 2024, recorded August 1, 2024, in Instrument No. 20240801-0058477, in the Register's Office of 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 4204 Dakota Avenue, Nashville, TN 37209
(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 31st day of July, 2026.

Liberty Pike Partners, GP, a Tennessee general partnership

By: _____
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 the Authorized Agent of Liberty Pike Partners, GP, the within named bargainor, a 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 31st day of July, 2026.

Kimberly Beard
Notary Signature
My commission expires: 7-7-27

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

RETURN TO:

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