(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 224292 **DEEDWARR**
05/01/2019 09:15:07 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20190501-0040167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/06/2020
(AFFIX SEAL)

ALLISON FOREE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Open Door Properties, LLC 4301 Hillsboro Pike #101 Nashville TN 37215	New Owner	103-04-0-017

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Doomerville LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Open Door Properties, LLC,** hereinafter called Grantee(s), its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 211 of Block 11 on the plan of Charlotte Park, First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot 211, a corner lot, fronts 61 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet along the easterly margin of 44th Avenue North to a 20 foot alley.

Being the same property conveyed to Doomerville LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 10/05/2016 from Kimberly R. Dougher, a married woman of record in Instrument 201610060105873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4310 Idaho Avenue, Nashville, TN 37209

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(s) this the 30th day of April, 2019.

Doomerville LLC

BY: Robert Dougher
Robert Dougher, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert Dougher with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Member of Doomerville LLC , the within named bargainor, a limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Robert Dougher as such Member .

Witness my hand and official seal, this the 30th of April, 2019.

Jennifer L Stacy
Notary Public

My Commission Expires: 10/3/21

(SEAL)

