This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5206

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-5206

Karen Johnson Davidson County
Batch# 314594 DEEDWARR
11/12/2019 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,003.08
20191112-0116528

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $541,372.00

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2019

WESSLEY INSCO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Li Gregory Yankun 1215 North 5th Street Nashville, TN 37207	Fifth Third Bank 5001 Kingsley Drive MD:1MOBA8 Cincinnati, OH 45227	71-16-475.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Southern Spaces LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michelle Li, an unmarried woman and Gregory Yankun, an unmarried man, as joint tenants with right of survivorship** hereinafter called the Grantee(s), his/her/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. 98 on the plat of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot fronts 30 feet on the easterly side of North Fifth Street, and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Quitclaim Deed (for purposes of splitting original tract into two new and separate lots) to Southern Spaces, LLC, a Tennessee limited liability company, dated February 6, 2019, recorded February 7, 2019, of record in Instrument No. 20190207-0011762, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Gertrude J. Brown, widow, dated January 7, 2019, recorded January 7, 2019, of record in Instrument No. 20190107-0001650, said Register's Office.

This is improved property located at: **1215 North 5th Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2019.

GRANTOR:

Southern Spaces LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23

201911120116528

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

